



Price: \$899,000 Status: Active	MLS® #: 441803000805700
Address: 1058 GOLDEN POINT ROAD PVT City: BRACEBRIDGE, P1L 1W8 Side of Road:	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 75 X IRREG. (0.53 ACRES) Square Footage: 1,800 Ttl Liv Sq Ft.: 1,800 S.R.A.: Close	District: BB Sub-Dist: MONCK Zoning: RES
Possession: T.B.A.	

MUSKOKA LAKE Water Frontage: 75.00 Exposure: North West

Public Info. Wonderful Muskoka waterfront two year old, three bedroom, three bathroom home/cottage on popular Golden Point Road. Open concept great room boasts a beautiful stone gas fireplace, gourmet kitchen with granite breakfast bar and separate dining area. In addition, there is the master suite, laundry and second bathroom on the main floor. Second floor loft has two more bedrooms and third bathroom. Enjoy living on Lake Muskoka just minutes from all amenities of Bracebridge.

Directions Hwy. 118W to Golden Beach Road to Golden Point Rd Pvt.

Type: Single Family Style: 1.5 Storey Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Cleared, Level, Partial Landscaped Access: Year Round Private Road WF Features: Water Frontage Accessory Buildings:	Heating: Propane, Forced Air Garage Type: None Water: Lake Sewer: Septic Services: Electricity, Telephone, Other Rental Equipm.: Water Heater, Propane Tank Flooring: Wood, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Gravel, Single Foundation: Concrete, Block, Crawl Int.Features: Dining Room, Famrm-Main Fl, Fireplace-Gas, Hardwood Flrs, Laundry Ext. Features: Deck, Dock, Satellite Dish Roof: Asphalt Shingle
---	---	---

Inclusions Fridge, stove, washer, dryer, all built in appliances.

Exclusions

Bedrooms: 3 Bathrooms: 2 \ 1 Rental Income: POTENTIAL Year Built: 2009 Construction Status: Exists	Sign: No Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: Yes Gar.Details: Body of Water Type: LAKE
---	---	---	---

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	9'6 X 12'9	2ND FLOOR	BEDROOM	9' X 10'6
MAIN FLOOR	LIVING ROOM	12' X 14'6	2ND FLOOR	BEDROOM	9' X 13'
MAIN FLOOR	DINING ROOM	12' X 15'6	MAIN FLOOR	BATH (# pieces 1-6)	2 PIECE
MAIN FLOOR	LAUNDRY	12' X 6'	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4 PIECE
MAIN FLOOR	MASTER BEDROOM	12'6 X 14'6	2ND FLOOR	BATH (# pieces 1-6)	4 PIECE
MAIN FLOOR	FOYER	6'4 X 4'2			

Full Assessed Value: \$
Taxes: **\$8000 (2011)**

Phased Assessment: **594060 (2011)**
Improvement Charges: