



Price: \$4,495,000 Status: Active	MLS® #: 11206482
Address: 1665 & 1669 MUSKOKA RD 118W City: MUSKOKA LAKES, P1L 1W8 Side of Road: South	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 24.5 ACRES Square Footage: 10,206 Ttl Liv Sq Ft.: S.R.A.: Close	District: ML Sub-Dist: MONCK Zoning: RES
Possession:	

MUSKOKA LAKE
Water Frontage: **509.00** Exposure: **South**

Public Info. Once in a lifetime opportunity awaits to own 24.5 acres on Lake Muskoka with 509 feet of combined frontage, southern exposure. The Tudor Manor is a five bedroom executive estate plus a Carriage House apartment in addition to a two story, four bedroom staff/guest/extended family compound. Superbly located just west of Bracebridge fronting on the Port Carling highway. The potential for this property is unlimited and truly a one of a kind find.

Directions Hwy. 118 West to #1655 & 1699

Type: Single Family	Heating:	Exterior:
Style:	Garage Type:	Driveway:
Title to Land: Freehold	Water:	Foundation:
Property Size: 10.0 - 49.99 Acres	Sewer:	Int.Features:
Land Features:	Services:	Ext. Features:
Access: Year Round Municipal Road	Rental Equipm.:	Roof:
WF Features:	Flooring:	
Accessory Buildings:		

Inclusions

Exclusions

Bedrooms: 5+4	Sign:	UFFI:	Garage:	Gar.Details:
Bathrooms: \	Lockbox:	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income:	Road Type: Municipal	Survey:		
Year Built:				
Construction Status:				

Floor	Room	Size	Floor	Room	Size
	LIVING ROOM	15' X 24'		BEDROOM	8' X 10'
	LIVING ROOM	12' X 22'		BEDROOM	11' X 12'
	DINING ROOM	18' X 13'		BEDROOM	11' X 16'
	KITCHEN	16' X 22'		BEDROOM	13' X 11'
	KITCHEN	14' X 24'		FAMILY ROOM	13' X 22'
	BEDROOM	14' X 8'		DEN/OFFICE	11' X 18'
	BEDROOM	11' X 9'		OTHER	12' X 16' LIBRARY

Full Assessed Value: \$
Taxes: **\$0 (2011)**

Phased Assessment: **0**
Improvement Charges: