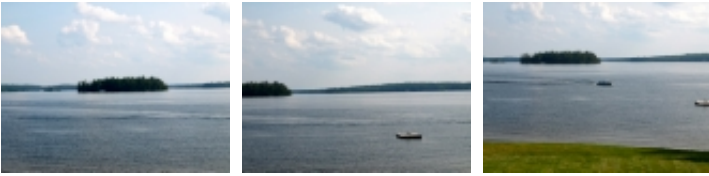




Property of the Muskoka & Haliburton Association of REALTORS®



Price: \$749,000 Status: Active	MLS® #: 445309000200302
Address: 1669 MUSKOKA RD 118W City: TOWNSHIP OF MUSKOKA LAKES, P1L 1W8 Side of Road: South	
Elem Schl: MONCK/MMO Sec. School: BMLSS/ST DOMS	
Lot Size: 124 X IRREG Square Footage: 1,400 Ttl Liv Sq Ft.: 1,400 S.R.A.: Close	District: ML Sub-Dist: MONCK Zoning:
Possession:	

MUSKOKA LAKE Water Frontage: 124.00 Exposure: South
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Public Info. This 4 bedroom turn of the century farm house with 125 feet of frontage with southern exposure on Lake Muskoka, is situated just minutes from Bracebridge and Port Carling on 3.17 acres of land. southern You can turn back the clock with this traditional style farmhouse and create an atmosphere where yesterday meets today. This historic home has been upgraded over the years with a very functional layout. Large living room and eat-in country kitchen is ideal for any family no matter what the size.

Directions HWY 118W TO 1669

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Cleared, Level Access: Year Round Municipal Road WF Features: Water Frontage Accessory Buildings:	Heating: Electric, Baseboard Garage Type: Detached, Single Water: Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Cushion/Tile/Lino	Exterior: Wood, Stucco Driveway: Gravel Foundation: Concrete, Block, Unfinished Int.Features: Laund-Main FI Ext. Features: Deck Roof: Asphalt Shingle
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Inclusions

Exclusions

Bedrooms: 4 Bathrooms: 1 \ 1 Rental Income: POTENTIAL Year Built: Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DETACHED SINGLE Waterfront: Yes Body of Water Type: LAKE
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12' X 22'	2ND FLOOR	BEDROOM	8' X 10'
MAIN FLOOR	KITCHEN	16' X 22'	2ND FLOOR	BEDROOM	11' X 12'
MAIN FLOOR	LAUNDRY	5'6 X 8	MAIN FLOOR	BATH (# pieces 1-6)	2 PC
2ND FLOOR	BEDROOM	14' X 8'	2ND FLOOR	BATH (# pieces 1-6)	4 PC
2ND FLOOR	BEDROOM	11' X 9'			

Full Assessed Value: **\$697000** Phased Assessment: **641000 (2011)**
Taxes: **\$4000 (2010)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max North Country Realty Inc., Brokerage,** :