



Status: Sold	MLS® #: 440202001800101
Address: 1076 BIRCH POINT RD City: GRAVENHURST, P1P 1V2 Side of Road:	
Elem Schl: BEECHGROVE Sec. School: G.HS.	
Lot Size: 600' X IRREGULAR Square Footage: 9,639 Ttl Liv Sq Ft.: 10,000 S.R.A.: Close	District: GH Sub-Dist: WOOD Zoning: WR-6
Possession: TBD Closed: 12-FEB-2009	

MUSKOKA LAKE	
Water Frontage: 600.00	Exposure: West

Public Info. One-of-a-kind home/cottage is built to last with stone, cedar & glass. This magnificent year-round residence overlooks 600 ft frontage on Lake Muskoka. Incredibly beautiful, island dotted vistas & sunsets. Custom designed & built with the utmost attention to detail, luxury, quality & privacy. Soaring 23' high ceilings & fantastic use of skylights, cedar & hardwood throughout. Self-contained 4 bdrm guest house for extended family or friends. South of Taboo Resort & Conference with it's 18 hole golf course. All this within a 1 1/2 hr drive from Toronto's International Airport & minutes to the Muskoka Airport. This dream home comes with a significant amount of exquisite furnishings for only the most discriminating buyer.

Type: Cottage/Rec Properties	Heating: Electric, Forced Air, Heat Pump, Central Air	Exterior: Wood, Stone, Cedar
Style: Multi Level	Garage Type: Attached, Triple, Door Opener	Driveway: Gravel, Single
Title to Land: Freehold	Water: Lake	Foundation: Concrete, Block
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Central Air, Intercom, Alarm System, Fireplace(s), Ensuite, Built-In Appl, Hardwood Flrs, Laund-Main FI
Land Features: Landscaped, Partial Landscaped, Wooded/Treed, Hilltop, Sloping / Terrace	Services: Garb Pick-Up	Ext. Features: Deck, Dock, Patio, Sprinkler Sys
Access: Year Round Municipal Road, Year Round Private Road, R.O.W. (Deeded)	Rental Equipm.: Hot Water Tank	Roof: Wood Shingle
WF Features: Water Frontage	Flooring: Carpet, Wood, Ceramic/Marble	
Accessory Buildings:		

Inclusions See documents area for extensive inclusions list
Exclusions See documents area for exclusions list

Bedrooms: 6	Sign: Yes	UFFI:	Garage: Yes	Gar.Details: TRIPLE WITH OFFICE ABOVE
Bathrooms: 6 \ 1	Lockbox: No	SPIS: Acknowledged		
Rental Income:	Road Type: Private	Survey: Yes		
Year Built: 1991			Waterfront: Yes	Body of Water Type: LAKE
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	40' X 40'	2ND FLOOR	BEDROOM	47' X 13' (SUITE)
MAIN FLOOR	DINING ROOM	COMBO	2ND FLOOR	BEDROOM	18' X 15' 6"
MAIN FLOOR	KITCHEN	19' X 15' 6"	2ND FLOOR	BEDROOM	15' X 11'
MAIN FLOOR	DINING NOOK	17' X 18'	MAIN FLOOR	REC ROOM	18' X 25'
MAIN FLOOR	MASTER BEDROOM	29' X 26'	LOWER LEVEL	DEN/OFFICE	24' X 13' (SUITE)
2ND FLOOR	BEDROOM	21' X 16'	MAIN FLOOR	LAUNDRY	8' X 7'
MAIN FLOOR	FAMILY ROOM	18' X 18'	MAIN FLOOR	FOYER	12' X 10'