



Status: Sold	MLS® #: 441802000200103
Address: 1151 ENNIS BAY RD City: GRAVENHURST, P1P 1R1 Side of Road: South	
Elem Schl: MUSKOKA FALLS/MMO Sec. School: BMLSS/ST.DOMS	
Lot Size: 265' X IRREG 6.4 ACRES Square Footage: 2,000 Ttl Liv Sq Ft.: 2,000 S.R.A.: Close	District: GH Sub-Dist: GRAVE Zoning: RES
Possession: TBA Closed: 12-DEC-2008	

MUSKOKA LAKE
Water Frontage: 265.00 Exposure: South

Public Info. Enjoy amazing waterfront living in this year round residence nestled on 6.4 acres of land on picturesque Lake Muskoka. This beautifully landscaped piece of property has 265 feet of shoreline with sand beach with shallow entry and deep water for the boating enthusiasts at the dock. Wonderfully renovated custom kitchen/living room combo (2003) for easy entertaining or just step out to the 800 sq. ft. deck and enjoy the view of Muskoka's own Segwun passing by at the end of the bay. Main floor also has a large master bedroom and exquisite four piece bathroom with Jacuzzi tub. Lower level has large walkout family room, again complete with waterfront view. Lower level also has two bedrooms; storage room; and another four piece bathroom with laundry facilities neatly tucked away in a large double closet. One and a half detached garage built in 2002. This home is a must see to truly appreciate its magnificent view, gardens and tranquility.

Type: Single Family Style: 2 Storey Title to Land: Freehold Property Size: 3.0 - 9.99 Acres Land Features: Cleared, Landscaped, Stream/Pond, Wooded/Treed, Waterfront Access: Seasonal Municipal Road WF Features: Water Frontage, Water View Accessory Buildings:	Heating: Electric Garage Type: Detached, 1.5 Water: Lake Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up, See Remarks Rental Equipm.: None Flooring: Carpet, Ceramic/Marble	Exterior: Alum/Vinyl Driveway: Gravel Foundation: Block Int.Features: Whirlpool Tub, Fireplace(s), Built-In Appl, Dining Room, Family Room Ext. Features: Deck, Dock, Satellite Dish Roof: Asphalt Shingle
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Inclusions
Exclusions

Bedrooms: 3 Bathrooms: 2 \ Rental Income: Year Built: 1981 Construction Status: Exists	Sign: Yes Lockbox: Yes Road Type: Municipal	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: 22' X 26' WITH UTILITY ENTRANCE Waterfront: Yes Body of Water Type: LAKE
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	27.10` X 13'9``	LOWER LEVEL	FAMILY ROOM	24'1`` X 17`
MAIN FLOOR	MASTER BEDROOM	11'8`` X 17'9``	LOWER LEVEL	STORAGE	8'7`` X 9'4``
LOWER LEVEL	BEDROOM	11` X 10`	LOWER LEVEL	BATH (# pieces 1-6)	4 PC
LOWER LEVEL	BEDROOM	8'9`` X 10`	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	KITCHEN	11.8`` X 9'9``			