



Status: Sold		MLS® #: 440202002504300
Address: 1647 MULDREW LAKE RD N City: GRAVENHURST, P1P 1V4 Side of Road: South		
Elem Schl: GPS Sec. School: GHS		
Lot Size: 140 X IRREG. / 4.98 ACRES Square Footage: 1,250 Ttl Liv Sq Ft.: S.R.A.: Close	District: GH Sub-Dist: MUSKO Zoning: RW-6D, OS	
Possession: TBA Closed: 18-MAY-2006		

MULDREW LAKE
Water Frontage: **140.00** **Exposure:** **South West**

Public Info. PRIVACY PLUS ON MULDREW LAKE. THIS 4 BEDROOM CEDAR COTTAGE FEATURES A MUSKOKA STONE FIREPLACE COMPLETE WITH CUSTOM INSERT; PLUS A LARGE COMBINATION MUSKOKA ROOM AND SCREENED PORCH THAT TAKES ADVANTAGE OF THE SOUTH-WESTERN EXPOSURE, INSULATED BUNKIE, 2 SLIP DOCK WITH BOAT PORT, DOUBLE CAR GARAGE, NEW TILE BED IN 2004, NEW SHINGLES IN 2003 MAKE THIS A DREAM ESCAPE ON 4.98 ACRES WITH 140 FEET OF LAKE FRONTAGE.

Type: Cottage/Rec Properties Style: Bungalow, Recreational Title to Land: Freehold Property Size: 3.0 - 9.99 Acres Land Features: Landscaped, Wooded/Treed, Waterfront Access: Year Round Municipal Road, Year Round Private Road, R.O.W. (Deeded) WF Features: Accessory Buildings:	Heating: Electric, Wood Garage Type: Detached, Double Water: Lake Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Carpet, Cushion/Tile/Lino	Exterior: Cedar Driveway: Double Foundation: Block, Partial, Piers Int.Features: Central Vacuum, Fireplace(s), Ensuite, Airtight, Laundry Ext. Features: Deck, Dock Roof: Asphalt Shingle
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Inclusions FRIDGE, STOVE, WASHER & DRYER.
Exclusions

Bedrooms: 4 Bathrooms: 1 \ 1 Rental Income: POTENTIAL Year Built: Construction Status:	Sign: Yes Lockbox: Yes Road Type: Private	UFFI: NO SPIS: Completed Survey: Yes	Garage: Yes Gar.Details: DOUBLE DETACHED Waterfront: Yes Body of Water Type: LAKE
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12'5 X 30	MAIN FLOOR	BATH (# pieces 1-6)	1 - 4 PIECE
MAIN FLOOR	DINING ROOM	COMBO WITH LIVING RM	MAIN FLOOR	BATH (# pieces 1-6)	1 - 2 PIECE
MAIN FLOOR	KITCHEN	10'8 X 8'8	MAIN FLOOR	FOYER	8' 10 X 7'3
MAIN FLOOR	MASTER BEDROOM	12'5 X 11'8	MAIN FLOOR	OTHER	19 X 12'7 MUSKOKA RM
MAIN FLOOR	BEDROOM	10'9 X 9'4	MAIN FLOOR	OTHER	20'6 X 11 SCREEN RM
MAIN FLOOR	BEDROOM	10'9 X 9'4	LOWER LEVEL	STORAGE	10'10 X 8'2