



Price: \$5,825,000	MLS® #: 445304001005100
Status:	PIN #:
Legal Descr.: PART LOT 17, CONCESSION 5, PART 2 ON 35R-15912, MEDORA	
Address: PORT CARLING, P0B 1J0	
City: PORT CARLING, P0B 1J0	
Side of Road:	
Elem Schl:	
Sec. School:	
Lot Size: 311` X 343` X IRREG (1.76A)	District: ML
Square Footage: 3611	Sub-Dist: MEDOR
Ttl Liv Sq Ft.: 6613	Zoning: Owner
S.R.A.: N/A	Occupancy:
List.Date:	Possession: ON CLOSING

JOSEPH LAKE
 Water Frontage: **311.00** Exposure: **South West**

Realtor Remarks Luxury is defined in this exquisite 6,000 sq. ft. hideaway. This gem offers a stunning gourmet kitchen any chef would envy complete with stainless steel appliances and a four season Muskoka room that you will simply fall in love with! 2 stone fireplaces around which intimate gatherings are sure to inspire. Gentle land with sand and deep water. The matching triple slip boathouse with accommodations above will ensure overnight guests will want to return time and again. An exceptional location just minutes from golf clubs, restaurants and shopping. A showpiece that will enchant the discriminating buyer!

Type: Cottage/Rec Properties	Heating: Propane, Forced Air, Radiant, Air Exchanger	Exterior: Stone, Cedar
Style: 2 Level	Garage Type: Attached, Double	Driveway: Gravel
Title to Land: Freehold	Water: Heated Line, Lake	Foundation: Concrete, Fully Finished
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Central Air, Air Exchanger, Alarm System, Fireplace(s), Gas Stove(s), Woodstove(s), Built-In Appl, Hardwood Flrs
Land Features: Landscaped, Wooded/Treed, Waterfront	Services: Electricity, Telephone	Ext. Features: Boathouse, Deck, Dock
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Alarm System	Roof: Shakes
WF Features: Water Frontage	Flooring: Carpet, Wood, Ceramic/Marble	
	Accessory Buildings: Triple Boathouse	

Inclusions All appliances
Exclusions

Bedrooms: 6	Sign: No	UFFI: NO	Garage: Yes	Gar.Details: DOUBLE ATTACHED LAKE
Bathrooms: 6 \ 1	Lockbox: No	SPIS: Completed	Waterfront Yes	Body of Water Type:
Rental Income:	Road Type: Private	Survey Yes		
Year Built: 2011				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18` X 22`	LOWER LEVEL	BEDROOM	13` X 14`
MAIN FLOOR	DINING ROOM	18` X 16`	LOWER LEVEL	BEDROOM	13` X 23`
MAIN FLOOR	KITCHEN	30` X 30`	LOWER LEVEL	BEDROOM	14` X 15`
MAIN FLOOR	OTHER	6` X 6` (PANTRY)	LOWER LEVEL	BEDROOM	14` X 19`
MAIN FLOOR	DEN/OFFICE	19` X 12`	LOWER LEVEL	REC ROOM	24` X 20`
MAIN FLOOR	FOYER	15` X 12`	LOWER LEVEL	LAUNDRY	7` X 14`
MAIN FLOOR	MASTER BEDROOM	15` X 20`	2ND FLOOR	FAMILY ROOM	20` X 24`

Taxes: **\$0 (2010)** Phased Assessment: **0 (2011)**

Seller Name: Home Tel.: Bus.Tel.:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling**, Listing Agent: **RICHARD SCULLY 705-765-6677**

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