

The RE/MAX Collection®

RE/MAX Muskoka Realty Corporation, Brokerage
1327 Peninsula Road, Port Carling ON P0B 1J0

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Price: \$2,249,000	MLS® #: 445306002100100
Status: Active	PIN #:
Legal Descr.: CONCESSION B, PART LOT 19, MEDORA, TOWNSHIP OF MUSKOKA LAKES	
Address:	
City: PORT CARLING, P0B 1J0	
Side of Road:	
Lot Size: 470' X 373 X IRREG (6.25A)	District: ML
Square Footage: 0	Sub-Dist: MEDOR
Ttl Liv Sq Ft.: 0	Zoning:
S.R.A.: N/A	Occupancy Owner
List.Date:	Possession: ON CLOSING

MUSKOKA LAKE		
Water Frontage:	470.00	Exposure: South West

Realtor Remarks 2 superb building lots close to Port Carling. Lot A has 265' of straight line frontage and 3.55 acres and Lot B has 208' of straight line frontage and 2.7 acres. The lots are currently awaiting final approval and will be available separately by mid-October. Existing hydro & telephone lines will be buried prior to closing. An ideal 2 family compound or an exceptional estate size building lot. Each lot can be purchased separately for \$1,459,000 and \$1,195,000 respectively. Make your cottage dreams a reality.

Type: Vacant Lot(s)	Heating:	Exterior:
Style:	Garage Type:	Driveway:
Title to Land: Freehold	Water:	Foundation:
Property Size: 3.0 - 9.99 Acres	Sewer:	Int.Features:
Land Features: Level, Wooded/Treed, Waterfront	Services:	Ext. Features:
Access: Year Round Municipal Road	Rental Equipm.:	Roof:
WF Features: Water Frontage, Water View	Flooring:	
Accessory Buildings:		

Inclusions
Exclusions

Bedrooms: 0	Sign: Yes	UFFI:	Garage: No	Gar.Details:
Bathrooms: 0 \ 0	Lockbox: No	SPIS: Completed	Waterfront Yes	Body of Water LAKE
Rental Income:	Road Municipal	Survey Yes	:	Type:
Year Built:	Type:	:		
Construction Status:				

Floor	Room	Size	Floor	Room	Size
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Assessment: \$1,076,000.	Taxes: \$7722 (2008)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Seller Name:	Home Tel.:	Bus.Tel.:
Seller Name:	Home Tel.:	Bus.Tel.:
Listing Office: Re/MAX Muskoka Realty Corp., Brokerage, Port Carling Listing Agent: RICHARD SCULLY 705-765-6677 -M140 705 765-6677		
SP:	2.5	

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.