



Price: <b>\$995,000</b>	MLS® #: <b>445305000207600</b>
Status:	PIN #:
Legal Descr.: <b>CONCESSION 3, PART LOT 30, PARCEL 12677, MEDORA</b>	
Address:	
City: <b>PORT CARLING, P0B 1J0</b>	
Side of Road: <b>South</b>	
Elem Schl:	
Sec. School:	
Lot Size: <b>243' X 213' X IRREG (.58A)</b>	District: <b>ML</b>
Square Footage: <b>1,550</b>	Sub-Dist: <b>MEDOR</b>
Ttl Liv Sq Ft.: <b>3,000</b>	Zoning:
S.R.A.: <b>N/A</b>	Occupancy <b>Owner</b>
List.Date: <b>30-MAR-2010</b>	Possession: <b>ON CLOSING</b>

<b>MIRROR LAKE / LAKE MUSKOKA</b>
Water Frontage: <b>243.00</b> Exposure: <b>South</b>

**Realtor Remarks** Built just last year, this 3 bedroom 3,000 sq. ft. open concept cottage awaits new owners. Situated on Mirror Lake/Lake Muskoka, this retreat offers the privacy and serenity of a small lake yet within minutes you can be enjoying all the full expanse of the big lakes. High quality materials and superior construction throughout featuring insulated concrete foundation, vaulted pine ceilings, hardwood floors, lower level radiant heat & instant hot water system. Stainless steel appliance package included. Level land with south exposure and large U-shaped docks were installed last summer. Exceptional value for big lake boating.

Type: <b>Cottage/Rec Properties</b>	Heating: <b>Propane, Forced Air, Air Exchanger</b>	Exterior: <b>Cedar</b>
Style: <b>Bung - Raised</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Lake</b>	Foundation: <b>Concrete, Full, Fully Finished</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Septic</b>	Int.Features: <b>Air Exchanger, Broadloom, Built-In Appl, Hardwood Flrs</b>
Land Features: <b>Waterfront</b>	Services: <b>Electricity, Telephone</b>	Ext. Features: <b>Deck, Dock</b>
Access: <b>Year Round Private Road</b>	Rental Equipm.: <b>Propane Tank</b>	Roof: <b>Asphalt Shingle</b>
WF Features: <b>Water Frontage</b>	Flooring: <b>Carpet, Wood</b>	
Accessory Buildings:		

**Inclusions** Blue Star gas stove and oven, GE Profile fridge & freezer, GE Profile dishwasher, Amana stackable washer & dryer, stainless wine fridge

**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	UFFI: <b>NO</b>	Garage: <b>No</b>	Gar.Details: <b>NONE</b>
Bathrooms: <b>2 \ 0</b>	Lockbox: <b>No</b>	SPIS: <b>Completed</b>	Waterfront <b>Yes</b>	Body of Water <b>LAKE</b>
Rental Income:	Road <b>Private</b>	Survey <b>Yes</b>	:	Type:
Year Built: <b>2008</b>	Type:	:		
Construction Status: <b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18` X 21`	MAIN FLOOR	BEDROOM	11` X 12`
MAIN FLOOR	KITCHEN	13`5 X 22` (COMBO)	MAIN FLOOR	FOYER	7` X 6`9`
MAIN FLOOR	MASTER BEDROOM	13` X 13`	LOWER LEVEL	REC ROOM	44` X 33`
MAIN FLOOR	BEDROOM	11` X 12`	LOWER LEVEL	UTILITY	11` X 10`

Assessment: **\$new** Taxes: **\$0 (2008)** Improvement Charges:

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

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage** Listing Agent: **JOHN MATTHEWS, Sales Representative 705-794-4590**  
 Listing Agent:

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.