



MUSKOKA LAKE

Water Frontage: **204.00**

Exposure: **South**

Price: \$595,000	MLS® #: 440202003304800
Status: Active	
Address: 1062 NORTH SUNSET BAY RD	
City: GRAVENHURST, POC 1G0	
Side of Road: South	
Elem Schl:	
Sec. School:	
Lot Size: 204' X318' X168' X264' (1.34 AC)	District: GH
Square Footage: 1,004	Sub-Dist: GRAVE
Ttl Liv Sq Ft.: N/A	Zoning: RW-6
S.R.A.: N/A	
Possession:	

Public Info. Take in the view out across Lk Muskoka from this well maintained BC cedar Panabode with newer roof, nestled in secluded privacy on over an acre with rock bluffs & outcroppings steeped in Muskoka time & landscape, with scenic walk & steps to the pristine water's edge & dock areas. Enjoy this bright, open, cozy 3 season cottage with easy access, relax in the afterglow of the woodstove (airtight - WETT #1374) following a day of exploring & boating. Privately close to all amenities, shopping, world class golfing & dining. Come see.

Type: Cottage/Rec Properties	Heating: Electric, Baseboard, Other, See Remarks	Exterior: Wood
Style: Bungalow	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Lake	Foundation: Piers
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Int.Features: Woodstove(s), Airtight
Land Features: Wooded/Treed, Waterfront	Services: Electricity, Telephone, Garb Pick-Up, See Remarks	Ext. Features: Deck, Dock
Access: Year Round Municipal Road	Rental Equipm.: None	Roof: Asphalt Shingle
WF Features: Water Frontage, Water View	Flooring: Wood	
Accessory Buildings: Storage Building		

Inclusions
Exclusions

Bedrooms: 3	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Bathrooms: 1 \	Lockbox: No	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income:	Road Type: Municipal	Survey: Yes		
Year Built: 1963				
Construction Status:				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	16' X 24'	MAIN FLOOR	BEDROOM	10' X 8'
MAIN FLOOR	DINING ROOM	COMBO	MAIN FLOOR	FOYER	
MAIN FLOOR	KITCHEN	9' X 8'	MAIN FLOOR	STORAGE	PANTRY
MAIN FLOOR	MASTER BEDROOM	15'6 X 14'6	MAIN FLOOR	BATH (# pieces 1-6)	1-3 PC.
MAIN FLOOR	BEDROOM	10' X 8'			

Assessment: \$664000	Taxes: \$4321 (2008)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Royal LePage Lakes of Muskoka, Brokerage, Port Carling -M64	:	

Compliments of: **WENDY AND BRIAN COOK, Broker: 705-644-7292**
 E-mail: cottagehunter@sympatico.ca
 Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA, BROKERAGE, PORT CARLING -M64: 705-765-6855**

