



Price:	<b>\$599,000</b>	MLS® #:	<b>445304000304900</b>
Status:	<b>Active</b>		
Address:	<b>1098 BASS LAKE RD</b>		
City:	<b>MUSKOKA LAKES, P0C 1C0</b>		
Side of Road:	<b>West</b>		
Elem Schl:			
Sec. School:			
Lot Size:	<b>110' ASSESSED / .69 AC</b>	District:	<b>ML</b>
Square Footage:	<b>2,009</b>	Sub-Dist:	<b>MEDOR</b>
Ttl Liv Sq Ft.:		Zoning:	<b>WR1</b>
S.R.A.:	<b>N/A</b>		
Possession:	<b>60 DAYS/TBA</b>		

**BASS LAKE**  
Water Frontage: **110.00** Exposure: **South West**

**Public Info.** Open lake views across to Crown Lands, prime W/SW exposures. Spacious, bright open concept 4 br Viceroy, 2 sty. Great Room, walls of windows, walk-outs to large deck (55'x10'), super kitchen with butcher block island & counters, deck, pantry. Private master with ensuite & palladian window, lets the stars get in your eyes. Impressive Janssen design granite walks, L-shaped dock, deeper & shallow shores, fully winterized. Pride of ownership & good taste abounds, no disappointments here!

Type:	<b>Cottage/Rec Properties</b>	Heating:	<b>Electric, Baseboard</b>	Exterior:	<b>Alum/Vinyl, Wood</b>
Style:	<b>2 Storey</b>	Garage Type:	<b>None</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Lake</b>	Foundation:	<b>Block</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Sewer:	<b>Septic</b>	Int.Features:	<b>Ensuite, Storage Room</b>
Land Features:	<b>Wooded/Treed, Cleared-Part, Waterfront</b>	Services:	<b>Electricity</b>	Ext. Features:	<b>Deck, Dock</b>
Access:	<b>Seasonal Private Road</b>	Rental Equipm.:	<b>None</b>	Roof:	<b>Asphalt Shingle</b>
WF Features:	<b>Water Frontage, Water View</b>	Flooring:	<b>Carpet, Other</b>		
Accessory Buildings:	<b>Storage Building</b>				

**Inclusions** Kenmore Fridge, Stove (Electric), Moffat built-in dishwasher, Kenmore washer / dryer.

**Exclusions**

Bedrooms:	<b>4</b>	Sign:	<b>Yes</b>	UFFI:	<b>NO</b>	Garage:	<b>No</b>	Gar.Details:	
Bathrooms:	<b>2 \ 1</b>	Lockbox:	<b>Yes</b>	SPIS:	<b>Completed</b>	Waterfront:	<b>Yes</b>	Body of Water Type:	<b>LAKE</b>
Rental Income:	<b>POTENTIAL</b>	Road Type:	<b>Private</b>	Survey:	<b>Yes</b>				
Year Built:	<b>2002</b>								
Construction Status:	<b>Exists</b>								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24' X 15'	2ND FLOOR	BEDROOM	12' X 9'9
MAIN FLOOR	DINING ROOM	14' X 15'	MAIN FLOOR	BEDROOM	9.5' X 14'
MAIN FLOOR	KITCHEN	18' X 12'	2ND FLOOR	BATH (# pieces 1-6)	3 PIECE
2ND FLOOR	MASTER BEDROOM	15' X 12'	2ND FLOOR	BATH (# pieces 1-6)	4 PIECE
2ND FLOOR	BEDROOM	12' X 14'	2ND FLOOR	BATH (# pieces 1-6)	2 PIECE

Assessment:	<b>\$516,000</b>	Taxes:	<b>\$2576 (2009)</b>	Improvement Charges:	
Condo Fee:		Mobile/Leased Land F:			
Listing Office:	<b>Royal LePage Lakes of Muskoka, Brokerage, Port Carling -M64</b>				

Compliments of: **WENDY AND BRIAN COOK, Broker: 705-646-2107**  
E-mail: [cottagehunter@sympatico.ca](mailto:cottagehunter@sympatico.ca)  
Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA, BROKERAGE, PORT CARLING -M64: 705-765-6855**

