



BASS LAKE

Water Frontage: **110.00**

Exposure: **South East**

Price: \$429,000 Status: Active	MLS® #: 445304000407300
Address: 1121 KENDON RD City: PORT CARLING, P0C 1H0 Side of Road: East	
Elem Schl: Sec. School:	
Lot Size: 110` X 226.45` X 209.3` X 105.6` (.55AC) Square Footage: 1,200 Ttl Liv Sq Ft.: 1,400 S.R.A.: N/A	District: ML Sub-Dist: MEDOR Zoning: WR
Possession: IMMED/TBA	

Public Info. Turnkey - designer contents included, see LBO for inclusions. Locale minutes to Port Carling and world class golf, shopping, dining. Easy access - 2hrs from GTA, circular drive to rear door. Come enjoy this 3 bdr, 3 season sunkissed refreshing airy open concept bungalow, redecorated to capture Olde Muskoka charm with newer roof & guest bunkie, vaulted ceilings, wood floors. Separate dining room, muskoka room, bi-level decks, fabulous granite rockscape & outcroppings, large L-shaped dock, captivating wide open views across sparkling waters, shallow/deeper shores near Crown Lands. After days of fun in the sun, gather your clan & bask in the afterglows of a wood fire. All measurements approximate. Schedule B to be included in all offers.

Type: Cottage/Rec Properties Style: Bungalow Title to Land: Freehold Property Size: 0.5 -0.99 Acres Land Features: Partial Landscaped, Wooded/Treed, Cleared-Part, Waterfront Access: Year Round Municipal Road WF Features: Water Frontage, Water View Accessory Buildings: Bunkie, Storage Building	Heating: Electric, Wood, Baseboard Garage Type: None Water: Lake Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Wood	Exterior: Alum/Vinyl, Wood Driveway: Circular, Gravel Foundation: Piers Int.Features: Woodstove(s) Ext. Features: Deck, Dock Roof: Asphalt Shingle
--	--	---

Inclusions Designer Cottage Contents Included for Turn Key - Contact LBO
Exclusions

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	17 X 9	MAIN FLOOR	MASTER BEDROOM	13 X 8
	OTHER	12 X 7'9 MUSKOKA RM	MAIN FLOOR	BEDROOM	11 X 8
MAIN FLOOR	LIVING ROOM	20 X 16	MAIN FLOOR	BEDROOM	9 X 8
MAIN FLOOR	DINING ROOM	12 X 16	MAIN FLOOR	BATH (# pieces 1-6)	1 X 4 PC
	OTHER	12 X 16 BUNKIE	MAIN FLOOR	OTHER	STORAGE

Assessment: \$293,000	Taxes: \$2029 (2009)	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**

