



BASS LAKE

Water Frontage: **504.00** Exposure: **North West**

Price: \$799,000 Status: Active	MLS® #: 445304000408500
Address: 1141 BASS LAKE RD # 26 City: PORT CARLING, P0C 1H0 Side of Road:	
Elem Schl: Sec. School:	
Lot Size: 504' ASSESSED Square Footage: 2,200 Tot Liv Sq Ft.: 2,300 S.R.A.: N/A	District: ML Sub-Dist: MEDOR Zoning: WR1
Possession: TBA	

Public Info. Sweet dreams are made of this. Welcome to unsurpassed "end of the road" privacy, sun steeped days at the sandcove beach, crimson sunset vistas & moonlit nights to take your breath away. EZ year round access, level lot 504 ft assessed of shores/deeper/shallow to Crown Lands. All dressed up in timeless style with attention to detail, in this stunning open conc. 2 sty pine lined 4 season beauty, serving up room to roam. Soaring ceilings, windows galore, sunken LR, kitch/island, Muskoka Rm, w/o's to deck, dock, bt port, perennial gardens, rockscape. Priv. master suite to "sigh" for completes this family ready package.

Type: Cottage/Rec Properties Style: 2 Storey Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Level, Partial Landscaped, Wooded/Treed, Cleared-Part, Waterfront Access: Year Round Private Road WF Features: Water Frontage, Water View Accessory Buildings: Bunkie	Heating: Electric, Baseboard Garage Type: Other, See Remarks Water: Lake Sewer: Septic Services: Electricity, Telephone, Garb Pick-Up Rental Equipm.: None Flooring: Wood	Exterior: Alum/Vinyl, Wood Driveway: Double, Gravel Foundation: Block, Full, Crawl Int.Features: Fireplace(s), Ensuite, Built-In Appl, Laund-Main Fl, Upgraded Insul Ext. Features: Deck, Dock, Patio, See Remarks Roof: Asphalt Shingle
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Inclusions GE Stove, KitchenAid Fridge, KitchenAid built-in Dishwasher, KitchenAid Microwave.

Exclusions

Bedrooms: 4 Bathrooms: 2 1 1 Rental Income: POTENTIAL Year Built: 2004 Construction Status:	Sign: Yes Lockbox: Road Type: Private	UFFI: NO SPIS: Completed Survey: Yes	Garage: No Waterfront: Yes Gar.Details: Body of Water Type: LAKE
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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	30' X 16'6	2ND FLOOR	BEDROOM	13' X 22'
MAIN FLOOR	DINING ROOM	10'6 X 12'	2ND FLOOR	FOYER	26' X 12'6
MAIN FLOOR	KITCHEN	20'6 X 14'	MAIN FLOOR	OTHER	12' X 12' MUSKOKA RM
MAIN FLOOR	BEDROOM	13' X 13'	MAIN FLOOR	BATH (# pieces 1-6)	5 PC.
MAIN FLOOR	DEN/OFFICE	9' X 13'	MAIN FLOOR	BATH (# pieces 1-6)	2 PC.
2ND FLOOR	BEDROOM	15' X 22'	2ND FLOOR	BATH (# pieces 1-6)	4 PC.
2ND FLOOR	BEDROOM	12' X 10'6			

Assessment: \$550750	Taxes: \$1715 (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**

