



Price: \$1,039,000	MLS® #: 445306001809000
Status: Active	
Address: 1215 DUDLEY RD	
City: MUSKOKA LAKES, POC 1A0	
Side of Road: East	
Elem Schl: GLEN ORCHARD	
Sec. School:	
Lot Size: 105' X IRREGULAR (.61ACRES)	District: ML
Square Footage: 2,200	Sub-Dist: MEDOR
Ttl Liv Sq Ft.: 3,200	Zoning: WR5
S.R.A.: N/A	
Possession:	

MUSKOKA LAKE

Water Frontage: **105.00** Exposure: **South East**

Public Info. ALL THE 'I WANTS' IN THIS BRIGHT OPEN CONC. QUALITY CONSTRUCTION, WELL MAINTAINED FOR YEAR ROUND COMFORT ENJOYMENT. GREAT ROOM HAS SOARING CEILING, WALLS OF WINDOWS, GRANITE FP, KITCH/DR W/O'S TO MUSKOKA RM & LARGE ENTERTAINMENT DECKS. DOCK & BOATPORT WITH HYDRAULIC LIFT, CHILD FRIENDLY SUNNY LEVEL LOT, SPRINKLER SYSTEM, BEACH AREA FOR THE YOUNG & YOUNG AT HEART. PRIVATE MASTER RETREAT WITH ENSUITE TO 'SIGH' FOR, DEN & WALK IN CLOSET. LOWER LEVEL HAS FAM RM/GRANITE GAS FP, BATH, LAUNDRY, WALK-OUT TO GARAGE, ABOVE GRADE WINDOWS-IDEAL PRIVATE GUEST SUITE. NEWLY RENOVATED SELF-CONTAINED WINTERIZED GUEST COTTAGE COMPLETE THIS VALUE PACKED OFFERING ON PROTECTED BAY. EZ 4 SEASON ACCESS. (21' FT 4 WINNS BOAT, SEADOO, SOME FURNISHINGS NEGOTIABLE)

Type: Cottage/Rec Properties	Heating: Electric, Propane, Forced Air	Exterior: Alum/Vinyl, Wood, Stone
Style: 1.5 Storey	Garage Type: Attached, Double, Door Opener	Driveway: Double
Title to Land: Freehold	Water: Well, Drilled	Foundation: Concrete
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Int.Features: Central Air, Central Vacuum, Alarm System, Whirlpool Tub, Fireplace(s), Ensuite, Laundry, Recroom
Land Features: Landscaped, Level, Wooded/Treed, Cleared-Part, Waterfront	Services: Electricity, Telephone, Garb Pick-Up	Ext. Features: Deck, Dock, Sprinkler Sys, See Remarks
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank, Hot Water Tank	Roof: Asphalt Shingle
WF Features: Water Frontage, Water View	Flooring: Carpet, Wood, Ceramic/Marble	
Accessory Buildings: Bunkie		

Inclusions 2 Fridges, 2 Stoves, 2 Microwaves, 1 B/I Dishwasher, 1 Washer & Dryer (As viewed, As-is), Generac Generator
Exclusions Crystal Chandelier in Entrance Foyer

Bedrooms: 5	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: 2 CAR ATT. (W/ EXTRA BSMT ENTRY) B/P W/HYDRAULIC
Bathrooms: 3 \	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Municipal	Survey: No		
Year Built: 2000				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20' X 20'	LOWER LEVEL	BEDROOM	20' X 9'
MAIN FLOOR	DINING ROOM	12' X 12'	LOWER LEVEL	BEDROOM	15' X 10'
MAIN FLOOR	KITCHEN	12' X 11'	2ND FLOOR	DEN/OFFICE	17' X 13'
LOWER LEVEL	FAMILY ROOM	24' X 13'	MAIN FLOOR	OTHER	16' X 11' MUSKOKA RM
2ND FLOOR	MASTER BEDROOM	24' X 13'	MAIN FLOOR	OTHER	27' X 14' GUEST COTT
MAIN FLOOR	BEDROOM	10' X 10'		BATH (# pieces 1-6)	2 X 5 PC
MAIN FLOOR	BEDROOM	10' X 10'	LOWER LEVEL	BATH (# pieces 1-6)	1 X 3 PC

Assessment: **\$898,250** Taxes: **\$6219 (2009)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Royal LePage Lakes of Muskoka, Brokerage, Port Carling -M64** :

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



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.