



Price: <b>\$399,000</b> Status: <b>Active</b>	MLS® #: <b>445307001405206</b>
Address: <b>LOT 7 BALA PARK ISLAND</b> City: <b>BALA, P0B 1J0</b> Side of Road:	
Elem Schl: Sec. School:	
Lot Size: <b>300' FR X IRREG (4.94 AC)</b> Square Footage: <b>0</b> Ttl Liv Sq Ft.: S.R.A.: <b>Close</b>	District: <b>ML</b> Sub-Dist: <b>MEDOR</b> Zoning: <b>WR5/WR3</b>
Possession: <b>IMMEDIATE</b>	

**MUSKOKA LAKE**

Water Frontage: **300.00**

Exposure: **North East**

**Public Info.** AN EXCEPTIONAL PRIVATE ISLAND LOT, A PLACE APART, UNIQUE. VISTAS TO THE N/W/E, ACROSS TO ACTON ISLE. MAGNIFICANT TOWERING PINES, STEEPED IN MUSKOKA TIME, SURROUND A CLEARED, LEVEL, BEDROCK BLDG SITE. FABULOUS TOPOGRAPHY COMPLIMENTS A ROCK SHELF SHORELINE, DEEPER WATERS. BUILD YOUR ULTIMATE ESCAPE. 2 STOREY BOATHOUSE & COTTAGE, AT A PLACE BATHED IN BEAMS OF SUNLIGHT SPLENDOR AND NIGHTS WHERE STARS GET IN YOUR EYES. COTTAGE PLANS AVAILABLE.

Type: <b>Vacant Lot(s)</b>	Heating:	Exterior:
Style:	Garage Type:	Driveway: <b>None</b>
Title to Land: <b>Freehold</b>	Water: <b>None</b>	Foundation:
Property Size: <b>3.0 - 9.99 Acres</b>	Sewer: <b>None</b>	Int.Features:
Land Features: <b>Wooded/Treed, Softwood Bush, Cleared-Part, Island, Water Access Island</b>	Services: <b>None</b>	Ext. Features:
Access:	Rental Equipm.: <b>None</b>	Roof:
WF Features: <b>Water Frontage, Island</b>	Flooring:	
Accessory Buildings:		

<b>Inclusions</b>			
<b>Exclusions</b>			
Bedrooms: <b>0</b>	Sign: <b>Yes</b>	UFFI:	Garage: <b>No</b>
Bathrooms: <b>1</b>	Lockbox: <b>No</b>	SPIS: <b>Acknowledged</b>	Gar.Details: <b>Body of Water Type: LAKE</b>
Rental Income:	Road Type: <b>None</b>	Survey: <b>Yes</b>	
Year Built:			
Construction Status: <b>To Be Built</b>			

Floor	Room	Size	Floor	Room	Size
Assessment: <b>\$123,000</b>	Taxes: <b>\$891 (2008)</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: 705-644-7292**  
 E-mail: [cottagehunter@sympatico.ca](mailto:cottagehunter@sympatico.ca)  
 Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA, BROKERAGE, PORT CARLING -M64: 705-765-6855**

