



Price:	\$2,195,000	MLS® #:	440202003901400
Status:	Active		
Address: DRIFTWOOD ISLAND			
City: GRAVENHURST, P1P 1R1			
Side of Road:			
Elem Schl:			
Sec. School:			
Lot Size:	5 ACRES ASSESSED/ISLAND	District:	GH
Square Footage:	1,525	Sub-Dist:	MUSKO
Ttl Liv Sq Ft.:	1,714	Zoning:	RW6
S.R.A.:	N/A		
Possession:	TBA		

MUSKOKA LAKE

Water Frontage: **4162.00** Exposure: **Multi**

Public Info. As good as it gets! Private magnificent (16 ac. approx.) isl. serving up sun drenched days & starry nights, sweeping views, crimson sunsets, gentle land, sandy swimming coves, meandering paths, rock promontories & topography enchanted in Muskoka time all add to the charm of this fab first offering since 1946. Lovingly well maintained olde Muskoka cottage, country kitchen- cathedral ceiling, majestic stone f/p, covered porch. Separate log cabin bunkie, 2 slip b/h & b/p. Together with main land landing & boathouse shared with Lightwood Island.

Type:	Cottage/Rec Properties	Heating:	Electric, Wood, Baseboard	Exterior:	Shingles, Wood
Style:	1.5 Storey	Garage Type:	Boathouse, See Remarks	Driveway:	Other, Private Parking
Title to Land:	Freehold	Water:	Lake	Foundation:	Piers
Property Size:	10.0 - 49.99 Acres	Sewer:	Septic	Int.Features:	Fireplace(s), Storage Room
Land Features:	Level, Wooded/Treed, Cleared-Part, Waterfront, See Remarks	Services:	Electricity, Garb Pick-Up	Ext. Features:	Boathouse, Deck, Dock
Access:	Year Round Municipal Road, Island, Private Docking	Rental Equipm.:		Roof:	Asphalt Shingle
WF Features:	Water Frontage, Island	Flooring:	Wood		
Accessory Buildings:	Double Boathouse, Bunkie				

Inclusions Nil
Exclusions Custom Boat Hoist Equipment for 26' boat and 2nd slip.

Bedrooms:	4	Sign:	No	UFFI:	NO	Garage:	No	Gar.Details:	N/A
Bathrooms:	1 \	Lockbox:	No	SPIS:	Acknowledged	Waterfront:	Yes	Body of Water Type:	LAKE
Rental Income:	POTENTIAL	Road Type:	None	Survey:	No				
Year Built:	1917								
Construction Status:	Exists								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	26' X 17'	2ND FLOOR	BEDROOM	10' X 8.5'
MAIN FLOOR	DINING ROOM	25' X 16'	MAIN FLOOR	OTHER	7.5 X 7' PANTRY
MAIN FLOOR	KITCHEN	COMBO W/DINING RM	2ND FLOOR	OTHER	11 X 5 HALLWAY
MAIN FLOOR	MASTER BEDROOM	12' X 9.5'	MAIN FLOOR	BATH (# pieces 1-6)	1 X 3 PC
2ND FLOOR	BEDROOM	14' X 13'		OTHER	26' X 8' PORCH
2ND FLOOR	BEDROOM	12'3 X 8.5'			

Assessment:	\$1,205,000	Taxes:	\$10688 (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**

