



**Oliver Reprich**  
 Broker of Record  
 BRACEBRIDGE REALTY - BRACEBRIDGE - M308  
<http://BracebridgeRealty.ca>  
 Cell: 705-641-9524

**Cross Property Client Full**

**1144 FOX POINT ROAD**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,395,000.00**

**Bracebridge, ON P1L 1X1  
 District of Muskoka/ Bracebridge/ Oakley**

**Sold**

**Sold Price: \$1,375,000**



MLS®#: **220017**  
 List Date: **05-Sep-2019** Bedrooms (AG/BG): **5 ( 3/ 2)**  
 Sales Date: **15-Sep-2019** Bathrooms (F/H): **5 ( 4/ 1)**  
 Type: **Detached**  
 Style: **2 Storey**  
 Sqft Above Grade: **3,427** Sqft Below Grade: **2,272**  
 Sq Ft Finished: **5,700** Sq Ft. Unfinished:  
 Sq Ft Source: **LBO provided**  
 New Construction: **No** # Rooms: **17**  
 Title/Ownership: **Freehold** Recreational: **No**  
 Fronting On: **South** Year Built/Desc: **2006/ Completed / New**  
 Lot Front: **97.00** Lot Depth: **179.00**  
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/ 0.45**  
 Cross Streets: **Hwy 118 E/Conway Cr**  
 Access: **Year Round**  
 Garage Spaces/Type: **1.0/ Detached**  
 Driveway Spaces/Type: **4/ Circular, Private Double Wide/ Gravel**  
 Waterfront: **Yes** WF Exposure: **South**  
 WF Type/Name: **Lake/ WOOD**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **97**  
 WF Features: **Dock, Mooring Whips**  
 Shore Line: **Mixed, Rocky, Sandy, Shallow**  
 Leased Land Fee:

Public Remarks: **Executive quality home/cottage on highly desired Wood Lake. 5700 sq ft of living area with 3+ bdrms, 4.5 bthrms, main floor laundry, main floor master with fireplace, walkout to deck overlooking lake and 6pc ensuite. Great room has cathedral ceiling, floor to ceiling fireplace and walkout to deck. Custom kitchen w/ all the bells and whistles including gas range & dual ovens. Large dining room to accommodate extended family. Upper level offers 2 bdrms each with it's own 4pc ensuite & loft area overlooking great room. Finished bsmt has the potential of additional bdrms, 4pc bthrm, large family/entertaining area, gas fireplace and walkout to large patio. Mechanical system is state of the art with ICF foundation, in-floor heating, propane furnace, central A/C and backup generator. Large Deck/Dock at shore has SeaDoo lift & mooring whips for your boat. Large detached storage building & detached insulated & heated garage with guest Bunkie above. Turnkey package, most furnishings included.**

Directions: **HIGHWAY 118 EAST TO CONWAY CRESCENT (LEFT) TO FOX POINT ROAD (LEFT) TO #1144 (SIGN ON PROPERTY).**

**Interior Features**

Interior Features: **Alarm System, Bar Fridge, Built-In Appliances, Cathedral Ceiling, Countertop Range, Gas Stove(s), Main Floor Laundry, Oven Built-in**  
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace:  
 Heat Primary/Sec: **Forced Air-Propane, In Floor/ Forced Air-Gas, Propane**  
 HVAC: **Central Air** Foundation: **ICF**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **South** Pool: **None**  
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Stone, Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup**  
 Topography: **Level, Sloping** Alternative Power: **Generator-wired**  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
 Water Treatment: **UV System**  
 Other Structures: **Bunkhouse, Gazebo, Guest Accommodations, Shed**  
 Site Influences: **Landscaped, Water View**

**Inclusions/Exclusions**

Inclusions: **Other See chattel list in documents.**

Exclusions: **See chattel list in documents.**

**Tax Information**

Roll#: **441806000107800** Local Improve Fee/Comments /  
Pin#: **480560625** Zoning: **Res** Taxes/Year: **\$9,499/ 2018**  
Assessment \$/Year: **\$1,014,000/2016** Survey/Year: **Yes 1980** Survey Type: **Boundary Only**  
Legal Description: **PT LT 26 CON 7 OAKLEY; PT RDAL IN FRONT OF LT 26 CON 7 OAKLEY CLOSED BY DM308349 PT 1 & 2, 35R7366; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	M	<b>20'x27'</b>	<b>Cathedral Ceiling, Fireplace, Hardwood floor, Open Concept, Walkout to Balcony/Deck</b>
<b>Dining Room</b>	M	<b>8'6"x23'</b>	<b>Hardwood floor</b>
<b>Kitchen</b>	M	<b>15'4"x16'</b>	<b>Tile Floors</b>
<b>Master Bedroom</b>	M	<b>19'8"x19'8"</b>	<b>Carpet, Ensuite, Fireplace, Walk-in Closet, Walkout to Balcony/Deck</b>
<b>Ensuite</b>	M		<b>5+ Piece, California Shutters, Jetted Bathtub, Tile Floors</b>
<b>Bathroom</b>	M		<b>2-Piece, California Shutters</b>
<b>Bedroom</b>	2	<b>11'5"x13'8"</b>	<b>Carpet</b>
<b>Bedroom</b>	2	<b>15'x15'7"</b>	<b>Carpet</b>
<b>Ensuite</b>	2		<b>4-Piece, Tile Floors</b>
<b>Ensuite</b>	2		<b>4-Piece, Tile Floors</b>
<b>Loft</b>	2	<b>9'x19'</b>	<b>Carpet</b>
<b>Family Room</b>	LAG	<b>24'11"x31'4"</b>	<b>Fireplace, French doors, Hardwood floor, Heated Floor, Open Concept, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	L	<b>12'8"x17'6"</b>	<b>Carpet</b>
<b>Bedroom</b>	L	<b>12'6"x12'9"</b>	<b>Tile Floors</b>
<b>Exercise Room</b>	L	<b>12'8"x16'10"</b>	<b>Tile Floors, Walk-in Closets - Multiple</b>
<b>Bathroom</b>	L		<b>4-Piece, Hardwood floor</b>
<b>Sitting Room</b>	LAG	<b>14'11"x20'10"</b>	<b>Hardwood floor, Heated Floor, Open Concept</b>

**RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**1102 FOX POINT ROAD**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,149,000.00**

**Bracebridge, ON P1L 1X1  
District of Muskoka/ Bracebridge/ Oakley**

**Sold**

Sold Price: **\$1,120,000**



MLS®#: **226405**  
 List Date: **04-Oct-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Sales Date: **19-Oct-2019** Bathrooms (F/H): **2 ( 2/ 0)**  
 Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **1,800** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,800** Sq Ft. Unfinished: **0**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No** # Rooms: **8**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **East** Year Built/Desc: **2012/ Completed / New**  
 Lot Front: **120.00** Lot Depth: **Under .5**  
 Road Access Fee: Lot Size/Acres: **Acres/ 0.35**  
 Access: **Municipal road, Private Road, Year Round**  
 Garage Spaces/Type: **1.5/ Detached**  
 Driveway Spaces/Type: **6/ Front Yard/ Gravel**  
 Waterfront: **Yes** WF Exposure: **South East**  
 WF Type/Name: **Lake/ WOOD**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **120**  
 WF Features: **Beach, Dock, Seawall  
Clean, Hard  
Bottom, Natural ,  
Sandy**  
 Shore Line:  
 Leased Land Fee:

Public Remarks: **Nothing to do except enjoy this newly renovated four season cottage. Built 7 yrs. ago and then completely renovated in the last 2 yrs, this cottage/home is on trend, in style, and ready to be shown off. From heated flagstone entrance and custom stone fireplace, to new dock, new Bunkie, detached garage, and generator back up system, the cottage has everything you expect to see at a new vacation getaway, including the absence of a "honey to do" list. The lot itself is a very slow grade down to the water. Easy to transit for parents and children alike. Around the property the space has been maximized well. Kids have a play area in the back, detached garage around side, and waterside Bunkie out front. The only stairs outside the property are a couple off the deck and some granite stairs leading into the hard pack sandy shoreline. Come see for yourself what a cottage with no to do list looks like...you'll want to come back.**

Directions: **HIGHWAY 118 E TO CONWAY CRESCENT, LEFT ON FOXPOINT ROAD TO #1102**

**Interior Features**

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Finished Loft, Gas Stove(s), Main Floor Laundry, Security System, Winterized**  
 Basement: **Crawl Space/ None/ Separate Entrance** Fireplace: **Wood**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Air Conditioner** Foundation: **ICF**  
 Under Contract \$: **\$75.00** UFFI: **No** Furnace Age: **2012**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age: **2012**  
 Lease To Own Equip: **None** Oil Tank Age: **2012**  
 Accessibility: Wiring Age: **2012**

**Exterior Features**

Add'l Monthly Fees: Exposure: **South East** Pool: **None**  
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Internet High-Speed, Telephone**  
 Topography: **Clear View, Flat, Level** Alternative Power: **Generator-wired**  
 Roofing: **Shingles** Yr Roof Surface Replaced: **2012**  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
 Water Treatment: **Sediment Filter, UV System**  
 Exterior Features: **Deck(s), Hot Tub, Lawn Sprinkler System, Year-Round Living**  
 Other Structures: **Bunkhouse, Playground**  
 Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Stove, Washer, Carbon Monoxide Detector, Freezer, Garage Door Opener, Satellite Dish, Smoke Detector, Window Coverings**

Exclusions: **PERSONAL EFFECTS, FURNITURE, CAR HOIST**

**Tax Information**

Roll#: **442806000106400** Local Improve Fee/Comments /  
 Pin#: **480560620** Zoning: **SR2** Taxes/Year: **\$5,109/ 2019**

Assessment \$/Year: **\$525,000/2016** Survey/Year: **Yes 2018** Survey Type: **Available**  
Legal Description: **PT LT 26 CON 7 OAKLEY AS IN DM30161; BRACEBRIDGE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

**Rooms**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Kitchen</b>	M	<b>11'x12'</b>	
<b>Dining Room</b>	M	<b>15'x19'</b>	
<b>Great Room</b>	M	<b>15'x15'</b>	
<b>Bedroom</b>	M	<b>11'x12'</b>	
<b>Bedroom</b>	M	<b>11'x11'</b>	
<b>Bathroom</b>	M	<b>7'x8'</b>	<b>3-Piece</b>
<b>Master Bedroom</b>	2	<b>15'x15'</b>	
<b>Bathroom</b>	2	<b>5'x9'</b>	<b>3-Piece</b>

**FOREST HILL REAL ESTATE INC., BROKERAGE, PORT CARLING - M277**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**  
<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**1390 MILNE ROAD**  
**Bracebridge, ON P1L 1X1**  
**District of Muskoka/ Bracebridge/ Oakley**

**Residential/ Single Family/ For Sale Price: \$979,000.00**  
**Sold**

Sold Price: **\$979,000**



MLS®#: **195680**  
List Date: **15-May-2019**  
Sales Date: **30-May-2019**  
Type: **Detached**  
Style: **2 Storey**  
Sqft Above Grade: **950**  
Sq Ft Finished: **1,800**  
Sq Ft Source: **LBO provided**  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **85.47**  
Road Access Fee:  
Cross Streets: **Hwy 118 East + Milne**  
Access: **Municipal road, Year Round**  
Garage Spaces/Type: **2.0/ Detached**  
Driveway Spaces/Type: **4/ Outside/Surface/Open/ Gravel**  
Waterfront: **Yes**  
WF Type/Name: **Lake/ Wood**  
Shore Rd Allowance: **None**  
WF Features: **Beach**  
Shore Line: **Clean, Sandy**  
Leased Land Fee:  
Bedrooms (AG/BG): **3 ( 3/ 0)**  
Bathrooms (F/H): **2 ( 2/ 0)**  
Sqft Below Grade: **950**  
Sq Ft. Unfinished: **50**  
# Rooms: **9**  
Recreational: **Yes**  
Year Built/Desc: **1991/ Completed / New**  
Lot Depth: **450.59**  
Lot Size/Acres: **0.5-0.99 Acres/ 0.85**  
WF Exposure: **South East**  
WF Frontage Ft: **86**

Public Remarks: **Wood Lake, Muskoka - Gorgeously appointed and maintained year 'round lake house perched at the shore of Wood Lake. This property is an easy drive to Bracebridge and is accessible year 'round. One room is better than the next. The lake house is light, bright and airy and extremely well maintained. This lake house has been featured in Dockside Magazine and on HGTV (designer Samantha Pynn). It is a perfect place to entertain friends and family with several areas to relax and enjoy company in. The garage was built to host parties as well as provide shelter for your vehicles. Pictures don't do it justice. This one needs to be experienced. In addition to three bedrooms in the main building there is an appealing Bunkie with lake views, and just steps from the water and the lake house. The lake house uses lake water and has a filtration system, forced air propane heat, two propane fireplaces, a security system, generator and many other details to complete your luxurious experience.**

Directions: **Highway 118 East to Milne Road to #1390**

**Interior Features**

Interior Features: **Fire Alarm System, Security System, Smoke Detector, Water Heater Owned**  
Basement: **Full/ Fully Finished/** Fireplace:  
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Propane**  
HVAC: **Duct Work** Foundation: **Concrete Block**  
Under Contract \$: UFFI:  
Under Contract/Rental Items: **Propane Tank** Furnace Age: **8 years**  
Lease To Own Equip: Plumbing Age: **2011 + 1991**  
Accessibility: Oil Tank Age: **n/a**  
Wiring Age: **1991**

**Exterior Features**

Add'l Monthly Fees: Exposure: **South East** Pool: **None**  
Lot Shape: **Rectangular** Lot Irregularities: **None** FH Common Fee:  
Exterior Finish: **Cedar, Wood**  
Restrictions: **Right-of-Way**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**  
Topography: **Flat, Level, Partially Cleared** Alternative Power:  
Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced: **2017**  
Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
Water Treatment: **Sediment Filter, UV System**  
Exterior Features: **Balcony, Deck(s), Year-Round Living**  
Other Structures: **Guest Accommodations, Shed**  
Site Influences: **Beach, Hospital, Water View**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Satellite Dish, Window Coverings**

Exclusions: **No fixtures excluded. Furniture negotiable.**

Roll#: **441806000202800** Local Improve Fee/Comments /  
Pin#: **480560229** Zoning: **SR2** Taxes/Year: **\$4,534/ 2018**  
Assessment \$/Year: **\$411,000/2016** Survey/Year: **Yes 1961** Survey Type: **Boundary Only**

Legal Description: **PCL 21692 SEC MUSKOKA; PT LT 22 CON 8 OAKLEY PT 4 BR175; BRACEBRIDGE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Kitchen /Dining Room</b>	M	<b>31'4"x17'11"</b>	<b>Cathedral Ceiling, Fireplace, Professionally Designed, Walkout to Balcony/Deck</b>
<b>Bedroom</b>	M	<b>13'2"x9'11"</b>	
<b>Bathroom</b>	M	<b>7'7"x4'7"</b>	<b>4-Piece</b>
<b>Bedroom</b>	M	<b>11'6"x9'7"</b>	
<b>Bedroom</b>	M	<b>12'6"x11'5"</b>	
<b>Great Room</b>	LAG	<b>20'4"x11'7"</b>	
<b>Bathroom</b>	LAG	<b>9'9"x6'6"</b>	<b>3-Piece, Heated Floor, Professionally Designed, Stone floors</b>
<b>Family Room</b>	LAG	<b>27'9"x11'2"</b>	<b>Fireplace, Professionally Designed, Sliding doors, Wet Bar</b>
<b>Laundry Room</b>	LAG	<b>13'x6'5"</b>	

**JOHNSTON & DANIEL RUSHBROOKE REALTY, BROKERAGE, PORT CARLING - M311**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**1013 MERRICK DRIVE**  
**Bracebridge, ON P1L 1X1**  
**District of Muskoka/ Bracebridge/ Oakley**

**Residential/ Single Family/ For Sale Price: \$669,000.00**  
**Sold**

Sold Price: \$650,000



MLS®#: **189250**  
List Date: **24-Apr-2019** Bedrooms (AG/BG): **3 ( 3/ 0)**  
Sales Date: **05-Jul-2019** Bathrooms (F/H): **2 ( 1/ 1)**  
Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **2,684** Sqft Below Grade: **0**  
Sq Ft Finished: **2,684** Sq Ft. Unfinished:  
Sq Ft Source: **LBO provided**  
New Construction: **No** # Rooms: **11**  
Title/Ownership: **Freehold** Recreational: **Yes**  
Fronting On: **East** Year Built/Desc: **1978/ Completed / New**  
Lot Front: **220.00** Lot Depth: **589.00**  
Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 3.95**  
Access: **Private Road, Year Round**  
Garage Spaces/Type: **2.0/ Detached**  
Driveway Spaces/Type: **7/ Private Double Wide, Visitor**  
**Parking/ Asphalt, Gravel**  
Waterfront: **Yes** WF Exposure: **East**  
WF Type/Name: **Canal/ Wood**  
Shore Rd Allowance: **Not Owned** WF Frontage Ft: **220**  
WF Features: **Boat Launch, Canal Front, Dock**  
**Clean, Mixed,**  
Shore Line: **Other (see**  
**remarks)**  
Leased Land Fee:

Public Remarks: **Fabulous waterfront property boasting almost 4 acres of privacy and 220' frntg on popular Wood Lake. This checks all the boxes and has a LOT to offer! Uses could include cottage, year round waterfront home, or Airbnb! Original cottage offers 3 bedrms, bath, laundry, large master with walk out to immense sun deck, sunken living room with woodstove and hardwood floors, large modern kitchen with island. The 2009 addition boasts great room with towering cathedral pine ceilings, hot tub room, powder room and amazing loft, totaling almost 2,700 sqft of quality living space! Large windows lets light and the beautiful surroundings in to be enjoyed. Also a detached dbl. garage, on ground swimming pool, large bunkie, propane furnace, central air, drilled well, backup generator. There is plenty of parking for a large family or guests. The waterfront offers a gazebo, boat launch and canal leading to the lake where wildlife abounds. Unsurpassed in value, this is a 'best in class' offering!!**

Directions: **Hwy 118E, left onto Milne Road, right onto Merrick Dr to S.O.P.**

**Interior Features**

Interior Features: **Alarm System, Built-In Appliances, Cathedral Ceiling, Finished Loft, Gas Stove(s), Hot Tub, Main Floor Laundry, Smoke Detector, Winterized**  
Basement: **Crawl Space/ Unfinished/ Exposed Rock, Separate Entrance** Fireplace: **Wood Stove**  
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Wood, Woodstove**  
HVAC: **Central Air, Duct Work, HRV System** Foundation: **Concrete Block, ICF**  
Under Contract \$: UFFI: **No** Furnace Age: **1 year**  
Under Contract/Rental Items: **Propane Tank** Plumbing Age:  
Lease To Own Equip: **None** Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **East** Pool: **On Ground**  
Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
Exterior Finish: **Vinyl Siding**  
Restrictions: **Flood Plain**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Telephone**  
Topography: **Hillside, Partially Cleared, Waterway, Wooded/Treed** Alternative Power: **Generator-wired**  
Roofing: **Asphalt, Shingles** Yr Roof Surface Replaced:  
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
Water Treatment: **Sediment Filter, UV System, Water System**  
Exterior Features: **Deck(s), Patio(s), Privacy, Year-Round Living**  
Other Structures: **Bunkhouse**  
Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Built-in Microwave, Hot Tub, Pool Equipment, Window Coverings Pool, Dock, Billiard Table, Hot Tub, wired in Speakers, Deck heater, generator, Wine Fridge, 2 Chairs in Kitchen, Piano & Bench, Fireplace Tools, Window Blinds, Garage Door Openers, Generac back-Up Generator, Docks**

Exclusions: **None**

**Tax Information**

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**Tax Information**

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Roll#: **441806000210400** Local Improve Fee/Comments **No/**  
Pin#: **480560396** Zoning: **SR1** Taxes/Year: **\$6,544/ 2018**  
Assessment \$/Year: **\$671,278/2019** Survey/Year: **No** Survey Type: **Available**  
Legal Description: **PT LT 26-27 CON 8 OAKLEY PT 2 RD1066 T/W DM353237 BRACEBRIDGE, THE DISTRICT**  
**MUNICIPALITY OF MUSKOKA**

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**Rooms**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	M	<b>36'x18'</b>	<b>Cathedral Ceiling, Fireplace</b>
<b>Dining Room</b>	M	<b>17'5"x14'</b>	
<b>Kitchen</b>	M	<b>16'7"x13'4"</b>	<b>Vaulted Ceiling</b>
<b>Exercise Room</b>	M	<b>17'4"x17'6"</b>	<b>Other</b>
<b>Master Bedroom</b>	M	<b>13'9"x13'3"</b>	
<b>Bedroom</b>	M	<b>13'5"x13'5"</b>	
<b>Bedroom</b>	M	<b>10'x9'6"</b>	
<b>Bathroom</b>	M		<b>4-Piece</b>
<b>Bathroom</b>	M		<b>2-Piece</b>
<b>Laundry Room</b>	M	<b>9'x6'</b>	
<b>Loft</b>	M	<b>18'x18'</b>	

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE -M59**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

<http://bracebridgerealty.ca/>

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**1282 MILNE ROAD**  
**Bracebridge, ON P1L 1X1**  
**District of Muskoka/ Bracebridge/ Bracebridge**

**Residential/ Single Family/ For Sale Price: \$649,000.00**  
**Sold**

Sold Price: \$638,500



MLS®#: **177695**  
List Date: **25-Feb-2019**  
Sales Date: **07-May-2019**  
Type: **Detached**  
Style: **Bungalow**  
Sqft Above Grade: **1,700**  
Sq Ft Finished: **3,200**  
Sq Ft Source: **Other**  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **South**  
Lot Front: **155.00**  
Road Access Fee:  
Cross Streets: **Hwy 118/Milne**  
Access: **Municipal road, Private Docking**  
Garage Spaces/Type: **2.0/ Detached**  
Driveway Spaces/Type: **6/ Private Double Wide/ Asphalt**  
Waterfront: **Yes**  
WF Type/Name: **Lake/ Wood**  
Shore Rd Allowance: **Owned**  
WF Features: **Beach, Dock**  
Shore Line: **Mixed**  
Leased Land Fee:  
Bedrooms (AG/BG): **5 ( 2/ 3)**  
Bathrooms (F/H): **2 ( 2/ 0)**  
Sqft Below Grade: **1,500**  
Sq Ft. Unfinished: **200**  
# Rooms: **14**  
Recreational: **Yes**  
Year Built/Desc: **1998/ Completed / New**  
Lot Depth: **281.00**  
Lot Size/Acres: **0.5-0.99 Acres/ 1.36**  
WF Exposure: **South**  
WF Frontage Ft: **155**

Public Remarks: **Waterfront home or cottage with rental income potential. 1.36 acres, Wood Lake, move in ready, 2+3 bedrooms, 2 baths, 1,700 sq ft + a finished basement with walkout, family friendly waterfront with sandy beach. Both floors are open concept, main floor laundry, detached double garage, rents on airbnb.**

Directions: **Highway 118 to Milne Road**

**Interior Features**

Interior Features: **Main Floor Laundry**  
Basement: **Full/ Fully Finished/ Walk-Out**  
Heat Primary/Sec: **Forced Air-Oil/ Woodstove**  
HVAC: **HRV System**  
Under Contract \$:  
Under Contract/Rental Items: **None**  
Lease To Own Equip: **None**  
Accessibility: **Parking**

Fireplace:  
Foundation: **Concrete Block**  
UFFI: **No**  
Furnace Age:  
Plumbing Age:  
Oil Tank Age:  
Wiring Age:

**Exterior Features**

Add'l Monthly Fees:  
Lot Shape: **Irregular**  
Exterior Finish: **Vinyl Siding**  
Restrictions: **None**  
Services: **Garbage/Sanitary Collection**  
Topography: **Waterway**  
Roofing: **Asphalt**  
Water/Supply Type: **Well/ Drilled Well**  
Exterior Features: **Deck(s), Porch-Enclosed**  
Site Influences: **Beach, Water View**  
Exposure: **South**  
Lot Irregularities:  
Pool: **None**  
FH Common Fee: **No**

Alternative Power:  
Yr Roof Surface Replaced:  
Sewage: **Septic**

**Inclusions/Exclusions**

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **None**

**Tax Information**

Roll#: **441806000200900**  
Pin#: **480550421**  
Assessment \$/Year: **\$491,000/2016**  
Legal Description: **Con 9 Lot 26 RP BR1665 Part 2**  
Local Improve Fee/Comments /  
Zoning: **Residential**  
Survey/Year: **No**  
Taxes/Year: **\$4,622/ 2018**  
Survey Type:

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	15'3"x25'0"	
Kitchen	M	13'9"x14'0"	
Den	M	9'9"x15'4"	
Master Bedroom	M	15'2"x15'4"	

<b>Bedroom</b>	M	<b>11'5"x15'4"</b>	
<b>Dining Room</b>	M	<b>11'9"x13'0"</b>	
<b>Foyer</b>	M	<b>7'6"x10'8"</b>	
<b>Laundry Room</b>	M	<b>6'8"x11'11"</b>	
<b>Family Room</b>	B	<b>15'3"x34'8"</b>	
<b>Bedroom</b>	B	<b>10'9"x13'2"</b>	
<b>Bedroom</b>	B	<b>12'8"x13'2"</b>	
<b>Bedroom</b>	B	<b>9'2"x13'11"</b>	
<b>Bathroom</b>	M	<b>12'2"x5'8"</b>	<b>5+ Piece</b>
<b>Bathroom</b>	B	<b>6'55"x9'67"</b>	<b>3-Piece</b>

**INTER-BOARD**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

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**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**1380 MILNE ROAD**  
**Bracebridge, ON P1L 1X1**  
**District of Muskoka/ Bracebridge/ Oakley**

**Residential/ Single Family/ For Sale Price: \$599,000.00**  
**Sold**

Sold Price: **\$592,000**



MLS®#: **210585**  
List Date: **16-Jul-2019** Bedrooms (AG/BG): **2 ( 2/ 0)**  
Sales Date: **23-Jul-2019** Bathrooms (F/H): **1 ( 0/ 1)**  
Type: **Detached**  
Style: **1 Storey**  
Sqft Above Grade: **756** Sqft Below Grade: **0**  
Sq Ft Finished: **700** Sq Ft. Unfinished:  
Sq Ft Source: **Public Records**  
New Construction: **No** # Rooms: **9**  
Title/Ownership: **Freehold** Recreational: **Yes**  
Fronting On: **South** Year Built/Desc: **1931/ Historic**  
Lot Front: **528.00** Lot Depth:  
Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 8.23**  
Access: **Municipal road**  
Driveway Spaces/Type: **4/ Private Single Wide/ Other**  
Waterfront: **Yes** WF Exposure: **South**  
WF Type/Name: **Lake/ Wood**  
Shore Rd Allowance: **None** WF Frontage Ft: **300**  
WF Features: **Beach**  
Shore Line: **Natural , Sandy**  
Leased Land Fee:

Public Remarks: **Wood Lake - Spring fed, popular lake, this place has history. One of the most beautiful pieces of property in Muskoka. Lovely, level, treed with sandy shore. Over 300 feet of south facing frontage. Driveway runs along western border and small historic, 1930's cottage runs along east side of property. The cottage is basic, two bedrooms, one bathroom with shower in a separate room. Muskoka Room along front of building is literally a child's stone throw from the water. There is an 8' x 8' storage shed along with a side deck, 27' x 12'7" and a back deck 8' x 15'7". This offering is one of a kind. And the views are spectacular.**

Directions: **Hwy 118 East to Milne Road to directional arrow at 1380. Follow driveway along 1380. It runs down west side. Iron stake at the bottom of the driveway on the left, facing the lake. Follow the driveway along the front of the property to the cottage.**

**Interior Features**

Interior Features: **Water Heater Owned**  
Basement: **None/ None/** Fireplace: **Electric**  
Heat Primary/Sec: **Other (see remarks)/** Foundation: **Piers**  
HVAC: **None**  
Under Contract/Rental Items: **None** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **South** Pool: **None**  
Exterior Finish: **Wood**  
Restrictions: **None**  
Services: **Electricity, Garbage/Sanitary Collection**  
Topography: **Level, Wooded/Treed** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced:  
Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
Site Influences: **Beach, Water View**

**Inclusions/Exclusions**

Inclusions: **Refrigerator, Stove, Window Coverings All furniture.**

Exclusions: **None**

**Tax Information**

Roll#: **441806000202600** Local Improve Fee/Comments /  
Pin#: **480560362** Zoning: **SR2** Taxes/Year: **\$3,271/ 2018**  
Assessment \$/Year: **\$334,000/2016** Survey/Year: **No 1961** Survey Type: **Boundary Only**  
Legal Description: **PCL 5823 SEC MUSKOKA; PT BROKEN LT 25 CON 8 OAKLEY AS IN PM2678; BRACEBRIDGE; THE DISTRICT MUNICIPALITY OF MUSKOKA**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Muskoka Room</b>	M	<b>7'11"x21'4"</b>	
<b>Dining Room</b>	M	<b>12'1"x12'</b>	
<b>Bedroom</b>	M	<b>9'4"x8'9"</b>	
<b>Kitchen</b>	M	<b>7'3"x12'</b>	
<b>Bedroom</b>	M	<b>9'4"x9'1"</b>	
<b>Porch</b>	M	<b>5'7"x9'</b>	

<b>Bathroom</b>	M	<b>5'4"x7'2"</b>	<b>2-Piece</b>
<b>Utility</b>	M	<b>4'10"x4'</b>	<b>1-Piece</b>
<b>Other</b>	M	<b>8'x8'</b>	<b>Other</b>

**JOHNSTON & DANIEL RUSHBROOKE REALTY, BROKERAGE, PORT CARLING - M311**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**LOT 44 MACBETH ISLAND**  
**Bracebridge, ON P1L 1X1**  
 District of Muskoka/ Bracebridge/ Oakley

**Residential/ Single Family/ For Sale Price: \$429,000.00**  
**Sold**

Sold Price: **\$416,250**



MLS®#: **223176**  
 List Date: **22-Sep-2019**  
 Sales Date: **26-Sep-2019**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,150**  
 Sq Ft Finished: **1,150**  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **100.00**  
 Road Access Fee:  
 Access: **Boat Access**  
 Driveway Spaces/Type: **0/ None/ None**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Wood**  
 Shore Rd Allowance: **None**  
 WF Features: **Dock, Island**  
 Shore Line: **Clean**  
 Leased Land Fee:  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **8**  
 Recreational: **Yes**  
 Year Built/Desc: **1999/ Completed / New**  
 Lot Depth: **217.00**  
 Lot Size/Acres: **Under .5 Acre/**  
 WF Exposure: **South**  
 WF Frontage Ft: **100**

Public Remarks: **Immaculate 3 bedroom cottage on beautiful south facing lot with natural sandy waterfront. Features include hardwood floors, pine cathedral ceilings, full-length sun deck for entertaining friends and family. Two of the bedrooms also have lofts for kids and extra guests. Ample kitchen with lots of cupboard space. Add to this, a pine-lined bunkie. There is also a workshop area under the cottage for those small projects, plus there is a back up generator!. This cottage checks all the boxes, just move in and enjoy! Abutting lot also available for sale, however cottage must be sold first.**

Directions: **Boat from Caribou Lodge**

**Interior Features**

Interior Features: **Cathedral Ceiling, Smoke Detector, Water Heater Owned**  
 Basement: **None/ None/** Fireplace: **Wood Stove**  
 Heat Primary/Sec: **Baseboard/ Airtight Stove, Wood**  
 HVAC: **None** Foundation: **Piers**  
 Under Contract \$: UFFI: **No** Furnace Age:  
 Under Contract/Rental Items: **None** Plumbing Age: **20**  
 Lease To Own Equip: **None** Oil Tank Age:  
 Accessibility: Wiring Age: **20**

**Exterior Features**

Add'l Monthly Fees: Exposure: **South** Pool: **None** FH Common Fee:  
 Lot Shape: **Rectangular** Lot Irregularities:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Electricity, Internet Other, Telephone**  
 Topography: **Rolling** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
 Water Treatment: **UV System**  
 Exterior Features: **Deck(s)**  
 Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Refrigerator, Stove, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings See complete Chattel List in Documents Section**

Exclusions: **Personal Items**

**Tax Information**

Roll#: **441806000304500** Local Improve Fee/Comments /  
 Pin#: **480560139** Zoning: **SR1** Taxes/Year: **\$2,657/ 2019**  
 Assessment \$/Year: **\$273,000/2019** Survey/Year: **Yes 1952** Survey Type: **Boundary Only**  
 Legal Description: **PCL 29609 SEC MUSKOKA; LT 44 PL M172**

**Rooms**

Room	Level	Dimensions	Features
<b>Kitchen</b>	M	<b>15'x13'9"</b>	
<b>Living Room/Dining Room</b>	M	<b>19'x15'2"</b>	

Bedroom	M	12'4"x9'9"	
Bedroom	M	9'x8'9"	
Bedroom	M	12'3"x9'9"	
Bathroom	M		3-Piece
Loft	2	8'9"x6'	
Loft	2	9'9"x6'	

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE -M59**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

<http://bracebridgerealty.ca/>

**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**232 MACBETH ISLAND**  
**Bracebridge, ON P1L 1X1**  
 District of Muskoka/ Bracebridge/ Oakley

**Residential/ Single Family/ For Sale Price: \$398,000.00**  
**Sold**

Sold Price: **\$385,000**



MLS®#: **204558**  
 List Date: **24-Jun-2019**  
 Sales Date: **18-Jul-2019**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,053**  
 Sq Ft Finished: **1,053**  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **North**  
 Lot Front: **109.00**  
 Road Access Fee:  
 Access: **Boat Access**  
 Driveway Spaces/Type: **0/ None/ None**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Wood**  
 Shore Rd Allowance: **None**  
 WF Features: **Dock**  
 Shore Line: **Clean**  
 Leased Land Fee:  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **8**  
 Recreational: **Yes**  
 Year Built/Desc: **2004/ Completed / New**  
 Lot Depth: **171.00**  
 Lot Size/Acres: **Under .5 Acre/**  
 WF Exposure: **South**  
 WF Frontage Ft: **109**

Public Remarks: **Cottage - Move in Ready! All work done and ready to enjoy. Gorgeous pine cathedral ceilings in living room and kitchen. Muskoka Room with wrap around lake views. Huge 40' x 9' Upper deck. Multi-tiered lower decks for entertaining - steps to the lake! Stone fire pit overlooking lake. Tons of storage. Shed at back of property, extra storage for wood and ample storage underneath cottage. Partly cleared lot with plenty of room for outdoor games but sill providing total privacy. 5 minute boat ride to Caribou Lodge which is approx. 15 min drive to Bracebridge (stores, restaurants, etc.) and Highway 11. Must be seen to be appreciated. Your tranquil paradise awaits you!**

Directions: **Highway 118E to Caribou Lodge, boat from Caribou Lodge**

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Smoke Detector**  
 Basement: **None/ None/** Fireplace: **Wood Stove**  
 Heat Primary/Sec: **Baseboard/ Woodstove**  
 HVAC: **None** Foundation: **Piers**  
 Under Contract/Rental Items: **None** Plumbing Age: **2004**  
 Lease To Own Equip: **None** Oil Tank Age:  
 Accessibility: Wiring Age: **2004**

**Exterior Features**

Add'l Monthly Fees: Exposure: **South** Pool: **None**  
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, Internet Other, Telephone**  
 Topography: **Clear View, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Patio(s), Porch-Enclosed**  
 Other Structures: **Shed**  
 Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Microwave, Refrigerator, Stove, Freezer, Smoke Detector, Window Coverings See additional list**

Exclusions: **Pontoon boat, most wall decor, saddle stool, ladders, antique gold clubs, kitchen decor items, walnut wood side table in living room, adult kayaks, all tools, Weber charcoal BBQ, Cedar cooler**

**Tax Information**

Roll#: **441806000305100** Local Improve Fee/Comments /  
 Pin#: **480560162** Zoning: **SR2** Taxes/Year: **\$3,085/ 2018**  
 Assessment \$/Year: **\$315,000/2019** Survey/Year: **Yes 1952** Survey Type: **Available**  
 Legal Description: **Pcl.29493, SEC Muskoka, Lot 50, Plan M172**

**Rooms**

Room	Level	Dimensions	Features
<b>Living Room</b>	M	<b>16'7"x13'3"</b>	
<b>Dining Room</b>	M	<b>16'x7'</b>	
<b>Kitchen</b>	M	<b>12'</b>	

Bedroom	M	11'5"x11'6"	
Bedroom	M	10'6"x10'1"	
Bedroom	M	10'5"x10'4"	
Bathroom	M	9'3"x6'3"	3-Piece
Muskoka Room	M	9'8"x8'7"	

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE -M59**

**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

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**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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**236 MACBETH ISLAND**  
**Bracebridge, ON P1L 1X1**  
**District of Muskoka/ Bracebridge/ Oakley**

**Residential/ Single Family/ For Sale Price: \$383,500.00**  
**Sold**

Sold Price: **\$385,000**



MLS®#: **201067**  
 List Date: **07-Jun-2019**  
 Sales Date: **23-Jul-2019**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,000**  
 Sq Ft Finished: **1,000**  
 Sq Ft Source: **LBO provided**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **109.00**  
 Road Access Fee:  
 Access: **Boat Access**  
 Driveway Spaces/Type: **0/ None/ None**  
 Waterfront: **Yes**  
 WF Type/Name: **Lake/ Wood**  
 Shore Rd Allowance: **None**  
 WF Features: **Dock, Island**  
 Shore Line: **Natural**  
 Leased Land Fee:  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **2 ( 1/ 1)**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished  
 # Rooms: **8**  
 Recreational: **Yes**  
 Year Built/Desc: **2001/ Unknown**  
 Lot Depth: **167.00**  
 Lot Size/Acres: **Under .5**  
**Acre/ 0.41**  
 WF Exposure: **South**  
 WF Frontage Ft: **109**

Public Remarks: **Immaculate family cottage with southerly exposure, great view and waterfront on 109' lot, located a short few minute boat ride from Caribou Lodge. Cottage features 3 bedrooms plus loft, generous kitchen with granite topped island and stainless steel appliances. Lots of pine, glass and cathedral ceilings. The wrap around sun deck also goes to the adorable and functional 11'9 x 9'9 Bunkie which features French doors, cathedral ceiling, a loft and a 2 pc bath! Add to this a flag stone fire pit, great dock with storage box, and lit workshop area and storage under the cottage. This quality offering is ready for you to enjoy the summer on popular Wood Lake.**

Directions: **BY BOAT TO SOUTH SIDE OF ISLAND**

**Interior Features**

Interior Features: **Cathedral Ceiling, Finished Loft, Main Floor Laundry**  
 Basement: **None/ None/** Fireplace: **Wood Stove**  
 Heat Primary/Sec: **Baseboard/ Wood**  
 HVAC: **None** Foundation: **Piers**  
 Under Contract/Rental Items: **None** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: **North** Pool: **None**  
 Lot Shape: **Rectangular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Electricity, Internet Other, Telephone**  
 Topography: **Rolling** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
 Water Treatment: **UV System**  
 Exterior Features: **Deck(s)**  
 Site Influences: **None**

**Inclusions/Exclusions**

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Satellite Dish see Chattel list in documents section.**

Exclusions: **Personal items, pontoon boat.**

**Tax Information**

Roll#: **441806000305000** Local Improve Fee/Comments /  
 Pin#: **480560142** Zoning: **SR1** Taxes/Year: **\$2,595/ 2018**  
 Assessment \$/Year: **\$265,000/2019** Survey/Year: **Yes 1952** Survey Type: **Boundary Only**  
 Legal Description: **PCL 29588 SEC MUSKOKA; LOT 49 PLANM172**

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	19'6"x14'5"	
Master Bedroom	M	14'6"x12'	
Bedroom	M	10'8"x8'	
Bedroom	M	10'6"x9'	

<b>Kitchen /Dining Room</b>	M	<b>14'x12'</b>	
<b>Bathroom</b>	M		<b>4-Piece</b>
<b>Loft</b>	2	<b>18'x11'7"</b>	
<b>Bathroom</b>	M		<b>2-Piece</b>

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, BRACEBRIDGE -M59**  
**Client Full Report**

**Date Printed: 01/16/2020**

**Prepared By: OLIVER REPRICH, Broker of Record**

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**BRACEBRIDGE REALTY - BRACEBRIDGE - M308**

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Oliver Reprich | BRACEBRIDGE REALTY - BRACEBRIDGE - M308 | Ph: 7056419524 | Oliver@BracebridgeRealty.ca