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|-----------------------------|------------------------------|-------------|------------------|
| Price: | \$4,795,000 | MLS® #: | 481590352 |
| Status: | Active | | |
| Address: | 1022 MILFORD MANOR RD | | |
| City: | MILFORD BAY, P0B 1J0 | | |
| Side of Road: | | | |
| PKA: | ROSELAND COTTAGE | | |
| Elem Schl: | | | |
| Sec. School: | | | |
| Lot Dimension/Acreage: | 407' /4.28A | Major Area: | MH |
| Zoning Source: | Municipality | District: | ML |
| SQ.FT. above: | 4,000 | Sub-Dist: | MEDOR |
| Total SqFt Finished: | 4,000 | Zoning: | R3 |
| Shore Road Allowance (SRA): | Owned | | |
| Road Access: | Yes | | |

| | |
|-------------------------------|-----------------------|
| MUSKOKA LAKE | |
| Water Frontage: 407.00 | Exposure: West |

| | |
|-------------|------------|
| Possession: | TBD |
|-------------|------------|

Public Info. Stunning Milford Bay Estate on the Original Milford Manor Resort Grounds. This property features a 4,000 square foot cottage or home with stunning westerly view down Lake Muskoka. Beautifully decorated throughout with a large screened in lake facing veranda and sunroom to spend your afternoons. Upstairs, the Master offers a dressing room, private balcony, sitting area and fireplace all tucked away on its own side of the cottage. The three additional bedrooms all feature walkout balconies and 3 piece ensuites. Original Milford Manor `Honeymoon Suite` now serves as one of the two bunkies on the property which provide additional sleeping for guests. At the waterfront the long dotted view and boathouse will wow you, 3 large slips to fit all of your boats, privacy and ability to finish off the upper level- this property is stunning.

Directions MILFORD MANOR RD TO 1022 UNIT 2

| | | | | | |
|----------------------|--|---------------------|----------------------------------|--------------------|---|
| Type: | Cottage/Recreational | Heating/Mechanical: | Forced Air | Exterior: | Wood |
| Style: | 2 Storey | Garage Type: | None | Driveway: | Gravel, Paved |
| Title to Land: | Freehold | Water: | Pond/Lake/River | Foundation: | Block, Concrete |
| Property Size: | 3.0 - 9.99 Acres | Sewer: | Septic | Basement: | Partial |
| Land Features: | Golf Course | Utilities/Services: | Cell Service, Electricity | Interior Features: | Built-in Appliances, Ensuite, Fireplace(s), Main Floor Family Room |
| Access: | Seasonal Municipal Road | Rental Equipm.: | None | Ext. Features: | Balcony, Deck, Privacy, Tennis Crt |
| Waterfront Features: | Boathouse, Dock, Water Frontage | Lease-To-Own Equip: | None | Roof: | Asphalt Shingle |
| Shoreline: | Mixed | | | Flooring: | Wood |
| Accessory Buildings: | Bunkie, Triple Boathouse | | | | |

Easements/Restrictions: **Easement, Right of way**

Inclusions Dishwasher, Dock, Dryer, Freezer, Microwave, Refrigerator, Storage Shed, Stove, Washer
Exclusions ALL FURNITURE AND PERSONAL BELONGINGS

| | | | | | |
|----------------------|------------------|---------|------------|-------------|--|
| Bedrooms: | 4 | Sign: | No | Garage: | No |
| Bathrooms: | 4 \ 1 | SPIS: | No | Waterfront: | Yes Body of Water Type: LAKE |
| Rental Income: | POTENTIAL | Survey: | Yes | | |
| Yr.Built: | 2003 | | | | |
| Construction Status: | Exists | | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|----------------------|---------|-------------|----------------------|---------|
| MAIN FLOOR | KITCHEN | 18 X 19 | 2ND FLOOR | BEDROOM | 10 X 13 |
| MAIN FLOOR | FAMILY ROOM | 16 X 17 | 2ND FLOOR | ENSUITE (2 to 6 pcs) | 3 PIECE |
| MAIN FLOOR | DINING ROOM | 13 X 19 | 2ND FLOOR | BEDROOM | 8 X 13 |
| MAIN FLOOR | LIVING ROOM | 18 X 25 | 2ND FLOOR | ENSUITE (2 to 6 pcs) | 3 PIECE |
| MAIN FLOOR | SUNROOM | 17 X 17 | 2ND FLOOR | BEDROOM | 9 X 13 |
| MAIN FLOOR | FOYER | 16 X 17 | 2ND FLOOR | ENSUITE (2 to 6 pcs) | 3 PIECE |
| 2ND FLOOR | MASTER BEDROOM | 17 X 19 | LOWER LEVEL | REC ROOM | |
| 2ND FLOOR | ENSUITE (2 to 6 pcs) | 5 PIECE | | | |

Full Assessed Value: **\$3,224,000** Phased Assessment: **3224000 (2016)**
 Taxes: **\$19624 (2015)** Improvement / Capital Chgs: **NO**

Listing Office: **Royal Lepage Lakes of Muskoka Realty-Clarke**
Muskoka Realty Brokerage-Port Carling-M306



Compliments of: **BOB CLARKE, Sales Person: 705-765-6855**

E-mail: bob@mymuskokacottages.com

Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA REALTY-CLARKE MUSKOKA
REALTY BROKERAGE-PORT CARLING-M306, INDEPENDENTLY
OWNED AND OPERATED: -**

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.