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|-----------------------------|------------------------------|-------------|------------------|
| Price: | \$4,449,000 | 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 | | |
| Possession: | TBD | | |

MUSKOKA LAKE
Water Frontage: **407.00** Exposure: **West**

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: | | | |
| Accessory Buildings: | Bunkie, Triple Boathouse | Wood | | | |

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 - CLARKE**
MUSKOKA REALTY BROKERAGE-PORT CARLING-M306



Compliments of: **BOB CLARKE, Sales Person: 705-765-1820**
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ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY
 Company Name: **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.