



Price:	\$3,395,000	MLS® #: 481400436
Status:	Active	
Address: 1391 BRACKENRIG RD		
City: PORT CARLING, P0B 1J0		
Side of Road:		
Elem Schl:		
Sec. School:		
Lot Dimension/Acreage:	2.2	Major Area: MH
Zoning Source:	GeoWarehouse	District: ML
SQ.FT. above:	1,445	Sub-Dist: WATT
Total SqFt Finished:	1,445	Zoning: WR1
Shore Road Allowance (SRA):	Owned	
Road Access:	Yes	
Possession:	TBD	

ROSSEAU LAKE
 Water Frontage: **500.00** Exposure: **South West**

Public Info. Charming 4 bedroom, 2 bathroom four season guest cottage. Spacious lakeside deck with long views of Lake Rosseau. Gentle, sloping lands to the waterfront, perfect for family activities. 2 slip boathouse with accommodations above and a screened in porch. 24' x 30' x garage. 16 x 10 storage shed. Ideal location, only a 10 minute drive to Port Carling. Can be purchased with Main Cottage for \$8,495,000 Pin#1722155.

Directions Highway 118 to Brackenrig Rd to #1391 to end of the road. Guest cottage on the right.

Type:	Cottage/Recreational	Heating/Mechanical:	Baseboard, Electric, Forced Air, Propane	Exterior:	Wood
Style:	Bungalow - Ranch, Cottage/Camp	Garage Type:	Detached, Double	Driveway:	Paved
Title to Land:	Freehold	Water:	Pond/Lake/River	Foundation:	Block, Concrete
Property Size:	1.0 -2.99 Acres	Sewer:	Other	Basement:	None
Land Features:	Cleared - Part, Landscaped, Level, Water View	Utilities/Services:	Electricity, Telephone	Interior Features:	Alarm, Fireplace(s), Main Floor Laundry
Access:	Year Round Private Road	Rental Equipm.:	Propane Tank, Water Heater	Ext. Features:	Balcony, Deck, Patio
Waterfront Features:	Water Frontage	Lease-To-Own Equip:	None	Roof:	Asphalt Shingle
Shoreline:	Mixed, Natural, Sandy			Flooring:	Carpet, Cushion/Vinyl/Lino, Wood
Accessory Buildings:	Double Boathouse, Storage Building				

Easements/Restrictions:


Inclusions None
Exclusions N/A

Bedrooms:	4	Sign:	No	Garage:	Yes
Bathrooms:	2 \	SPIS:	No	Waterfront:	Yes Body of Water Type: LAKE
Rental Income:	NO	Survey:	Yes		
Yr.Built:					
Construction Status:	Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13'7 X 27'10	MAIN FLOOR	BEDROOM	9'11 X 9'7
MAIN FLOOR	DINING ROOM	12'5 X 9'11	MAIN FLOOR	BEDROOM	12'5 X 9'2
MAIN FLOOR	KITCHEN	12'1 X 10'7	MAIN FLOOR	BEDROOM	9'2 X 12'4
MAIN FLOOR	BATH (# pieces 1-6)	4PC	MAIN FLOOR	BEDROOM	12'10 X 13'5
MAIN FLOOR	LAUNDRY	9'3 X 4'6	MAIN FLOOR	BATH (# pieces 1-6)	3PC

Full Assessed Value: **\$2,121,000** Phased Assessment: **1924500 (2017)**
 Taxes: **\$11683 (2017)** Improvement / Capital Chgs:

Listing Office: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE**
MUSKOKA REALTY BROKERAGE-PORT CARLING-M306



Compliments of: **BOB CLARKE, Sales Person: 705-765-1820**
 E-mail: bob@mymuskokacottages.com
 Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA - 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.