



Price:	<b>\$5,495,000</b>	MLS® #: <b>481400434</b>
Status:	<b>Active</b>	
Address: <b>1391 BRACKENRIG RD</b>		
City: <b>PORT CARLING, P0B 1J0</b>		
Side of Road:		
Elem Schl:		
Sec. School:		
Lot Dimension/Acreage:	<b>1.35</b>	Major Area: <b>MH</b>
Zoning Source:	<b>GeoWarehouse</b>	District: <b>ML</b>
SQ.FT. above:	<b>4,052</b>	Sub-Dist: <b>WATT</b>
Total SqFt Finished:	<b>4,646</b>	Zoning: <b>510</b>
Shore Road Allowance (SRA):	<b>Owned</b>	
Road Access:	<b>Yes</b>	
Possession: <b>TBD</b>		

**ROSSEAU LAKE**

Water Frontage: **510.00** Exposure: **South West**

**Public Info.** Spectacular family compound on Lake Rosseau facing Southwest with over 1000' frontage. 3 bed, 4 bath main cottage with a 3 slip boathouse and accommodations above. 28' x 24' 3 car garage. Situated on magnificent Muskoka landscape complete with a spiral staircase down to the deck and lakeside gazebo. Mixture of wood stone exterior. Very well maintained buildings and property. Ideal location, only a 10 minute drive to Port Carling. Can be purchased with the guest cottage - Pin#481400434 for \$8,495,000 under Pin #1722155.

**Directions** Highway 118 to Brackenrig Road to #1391 to the end. Main cottage to the left and guest cottage to the right.

Type:	<b>Cottage/Recreational</b>	Heating/Mechanical:	<b>Fireplace - Gas, Fireplace - Wood, Propane</b>	Exterior:	<b>Stone, Wood</b>
Style:	<b>2 Storey</b>	Garage Type:	<b>Detached, Triple</b>	Driveway:	<b>Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Pond/Lake/River</b>	Foundation:	<b>Block</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Sewer:	<b>Other</b>	Basement:	<b>Partially Finished, Exposed Rock</b>
Land Features:	<b>Cleared - Part, Landscaped, Level, Water View, Wooded/Treed</b>	Utilities/Services:	<b>Electricity, Internet-Other, Telephone</b>	Interior Features:	<b>Fireplace(s), Main Floor Master</b>
Access:	<b>Year Round Private Road</b>	Rental Equipm.:	<b>None</b>	Ext. Features:	<b>Balcony, Deck, Patio</b>
Waterfront Features:	<b>Boathouse, Dock, Water Frontage</b>	Lease-To-Own Equip:	<b>None</b>	Roof:	<b>Shakes</b>
Shoreline:	<b>Mixed, Natural</b>			Flooring:	<b>Carpet, Ceramic Tile, Wood</b>
Accessory Buildings:	<b>Triple Boathouse</b>				

Easements/Restrictions:

**Inclusions** None  
**Exclusions** N/A

Bedrooms:	<b>3</b>	Sign:	<b>No</b>	Garage:	<b>Yes</b>
Bathrooms:	<b>3 \ 1</b>	SPIS:	<b>No</b>	Waterfront:	<b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income:	<b>NO</b>	Survey:	<b>Yes</b>		
Yr.Built:					
Construction Status:	<b>Exists</b>				

Floor	Room	Size	Floor	Room	Size
BASEMENT	REC ROOM	27'7 X 21'10	MAIN FLOOR	MASTER BEDROOM	18'10 X 17'1
BASEMENT	BATH (# pieces 1-6)	3 PC 11'11 X 4'8	MAIN FLOOR	BATH (# pieces 1-6)	4 PC 16'5 X 8'9
MAIN FLOOR	FOYER	16'3 X 11'2	2ND FLOOR	FAMILY ROOM	23'11 X 17'1
MAIN FLOOR	LIVING ROOM	22'1 X 18'5	2ND FLOOR	GAMES ROOM	24'9 X 22'11
MAIN FLOOR	DINING ROOM	24'1 X 16'8	2ND FLOOR	BATH (# pieces 1-6)	3 PC 6'10 X 6'6
MAIN FLOOR	KITCHEN	19'7 X 17'1	2ND FLOOR	BEDROOM	16'4 X 10'9
MAIN FLOOR	BATH (# pieces 1-6)	2 PC 6'3 X 5'10	2ND FLOOR	BEDROOM	16'5 X 11'6

Full Assessed Value: **\$5,278,000** Phased Assessment: **4557250 (2017)**  
Taxes: **\$27667 (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](mailto:bob@mymuskokacottages.com)  
Company Name: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY  
BROKERAGE-PORT CARLING-M306, INDEPENDENTLY OWNED AND  
OPERATED: -**

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