Cross Property Client Full

1126 ELGIN HOUSE ROAD #2 | **Residential/Condo/For Sale** | **Price: $1,549,000.00**

Port Sandfield, ON P0B1J0 | **Active**

District of Muskoka/Muskoka Lakes/Medora

MLS®#:	**145657**		
List Date:	**04-Aug-2018**	Bedrooms (AG/BG):	**3 (3/0)**
		Bathrooms (F/H):	**4 (3/1**
Type:	**Townhouse**		
Style:	**2 Storey**		
Sqft Above Grade:	**2,150**	Sqft Below Grade:	**0**
Sq Ft Finished	**2,150**	Sq Ft. Unfinished	
Sq Ft Source:	**LBO provided**		
New Construction:	**No**	# Rooms:	**11**
Title/Ownership:	**Freehold**	Recreational:	**Yes**
Fronting On:	**West**	Year Built/Desc:	**1996/Completed / New**
Access:	**Private Road, Year Round**		
Driveway Spaces/Type:	**3/Outside/Surface/Open/Asphalt**		
Waterfront:	**Yes**	WF Exposure:	
WF Type/Name:	**/Joseph**		

Public Remarks: **Magnificently renovated west facing 3 bedroom/3 1/2 bath Lake Joe Club villa condo. Bright, open spaces to enjoy with family and friends year round. Gorgeous high end finishes throughout. Private main floor bedroom with ensuite. The upper master bedroom has a built in electric fireplace and a beautiful dressing room/ensuite area. The second upper bedroom has a lovely built in custom bunk bed with trundle. The custom kitchen boasts quartz counters, Jenn Air appliances, a La Cornue range which compliments the attractive gold accenting. You can enjoy the outdoor feel in the Muskoka room off the kitchen without stepping outside. Very private spacious deck, walk to the beach, the Water's Edge for a casual lunch or fine dining for dinner or take in an afternoon of golf at the 9 hole academy (membership at the Lake Joseph Club is available) or workout at Shock Fitness. Year round or a summer home, this one of a kind villa has it all, including rental potential. Dock slip available for rent.**

Directions: **Muskoka Rd 118W to Peninsula Road to Elgin House Road to 1126 to Unit 2.**

Interior Features

Interior Features:	**Bar Fridge, Built-In Appliances, Central Vacuum, Gas Stove(s), Winterized**		
Basement:	**Crawl Space/None/**	Fireplace:	
Heat Primary/Sec:	**Fireplace-Gas, Forced Air-Propane/**		
HVAC:	**Central Air, Duct Work**	Foundation:	**Poured Concrete**
Under Contract/Rental Items:	**Hot Water Tank**	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:	
Pool:	**None**		
Exterior Finish:	**Wood**		
Restrictions:	**Other**		
Services:	**Cell Service, Electricity, Internet Other, Recycling Pickup, Underground Wiring**		
Topography:	**Flat site**	Alternative Power:	
Roofing:	**Shake**	Yr Roof Replaced:	
Water/Supply Type:	**Other/**	Sewage:	**Other**
Site Influences	**Golf, Lake Access, Landscaped, Trails, Water View**		

Inclusions/Exclusions

Inclusions: **Other Window coverings, La Cornue stove/oven; Jenn Air coffee maker; Jenn Air microwave; Jenn Air dishwasher; Jenn Air refrigerator/freezer; Silhouette bar fridge; Whirlpool stackable washer and dryer, mounted t.v.s, lighting fixtures**

Exclusions: **All personal items.**

Condominium

Condo Name:	**Muskoka**			Property Mgr/Phone:	**Debbie Dale/**
Condo Corp.#:	**43**	Condo Fee:	**1,316.24**	Fee Remarks:	
Condo Corp. Yr End:	**30-Apr-2019**	Pets Permitted:	**Yes**	Status Certificate/Date:	/
Laundry Access:				Locker #/Info:	**/None**
Parking Type #1:	**Unassigned**			Parking Type #2:	
Condo Amenities:	**Playground, Tennis Court, Year Round Living**				
Included In Costs:	**Building Insurance, Building Maintenance, Central Air, Common Elements, Decks, Doors , Garbage Removal, Ground Maintenance/Landscaping, Heat, Management, Parking, Roof, Snow Removal**				
Lease Requirements:				Pets Permitted:	**Yes**
Property Mgr/Phone:	**Debbie Dale/**				

Tax Information

Roll#:	**445304001003203**	Local Improve Fee/Comments	/

Pin#:	**488430003**	Zoning:	**WC1A4**	Taxes/Year:	**$4,621/2018**
Assessment $/Year:	**$797,000/2018**	Survey/Year:	**No**	Survey Type:	
Legal Description:	**SEE ATTACHED**				

Rooms

Room	Level	Dimensions	Features
Kitchen	M	**19'10"x12'7"**	
Foyer	M	**5'2"x9'2"**	
Great Room	M	**26'x15'10"**	
Bedroom	M	**11'9"x15'1"**	
Ensuite	M	**8'5"x5'1"**	**3-Piece**
Muskoka Room	M	**12'6"x10'5"**	
Bedroom	2	**16'3"x15'4"**	
Ensuite	2	**10'3"x8'4"**	**3-Piece**
Master Bedroom	2	**18'x13'**	
Ensuite	2	**15'x13'**	**5+ Piece**
Bathroom	M		**2-Piece**

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All data is subject to Errors, Omissions or Revisions and is not warranted. 09/13/2018 11:34:36 AM