

# Cross Property Client Full

**1070 HAMILLS POINT ROAD**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,495,000.00**

**Muskoka Lakes, ON P0B 1J0**  
**District of Muskoka/ Muskoka Lakes/ Medora**

**Active**



MLS@#: **181674**  
 List Date: **19-Apr-2019** Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **2 ( 2/ 0)**

Type: **Detached Bungalow**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,028** Sqft Below Grade: **0**  
 Sq Ft Finished: **1,028** Sq Ft. Unfinished:  
 Sq Ft Source: **LBO provided**

New Construction: **No** # Rooms: **11**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **West** Year Built/Desc: **/ Unknown**  
 Lot Front: **200.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **3/ Private Single Wide/ Gravel**  
 Waterfront: **Yes** WF Exposure: **East**  
 WF Type/Name: **Lake/ Joseph** WF Frontage Ft: **200**  
 Shore Rd Allowance: **None**  
 WF Buildings: **Boathouse-Single Slip**  
 WF Features: **Water Access**  
 Shore Line: **Rocky**  
 Leased Land Fee:

Public Remarks: **Located On Lower Lake Joe! Great 4 Bedroom, Three Season Cottage With A Screened In Muskoka Room. Access On A Year Round Municipal Road. Single Slip Boathouse & Boat Port With A Sundeck And A Second Deck. 200 Feet Of Rocky Shore Situated In A Protected Bay.**

Directions: **Hwy 169 To Hamills Point Road**

Interior Features: **None**  
 Basement: **None/ None/**  
 Heat Primary/Sec: **Baseboard/**  
 HVAC: **None**  
 Under Contract/Rental Items: **None**

### Interior Features

Fireplace: **Wood**  
 Foundation: **Concrete Block**  
 Plumbing Age:

Add'l Monthly Fees: Exposure:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity**  
 Topography: **Hilly**  
 Roofing: **Asphalt**  
 Water/Supply Type: **Other/ Lake/River**  
 Site Influences: **Lake Access, Water View**

### Exterior Features

Pool: **None**  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**

### Inclusions/Exclusions

Inclusions: **None**

Exclusions: **Personal Items**

### Tax Information

Roll#: **445304000502100** Local Improve Fee/Comments /  
 Pin#: **481460664** Zoning: **WR1** Taxes/Year: **\$7,178/ 2018**  
 Assessment \$/Year: **\$1,194,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **PT LT 8 CON 8 MEDORA AS IN DM266974; MUSKOKA LAKES**

### Rooms

Room	Level	Dimensions	Features
Living Room	M	25'1"x13'3"	
Dining Room	M	9'11"x9'11"	
Kitchen	M	11'0"x9'0"	
Muskoka Room	M	15'4"x10'0"	
Master Bedroom	M	17'2"x11'2"	
Bedroom	M	11'4"x9'8"	
Bedroom	M	11'4"x9'8"	
Bedroom	M	9'6"x9'6"	
Laundry Room	M	8'3"x11'9"	
Bathroom	M		3-Piece
Bathroom	M		4-Piece

ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN  
Client Full Report

Date Printed: 06/20/2019

Prepared By: OFFICE ADMINISTRATION , .

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