

# Cross Property Client Full

**1032 MORTIMERS POINT ROAD #7** Residential/ Single Family/ For Sale Price: \$4,195,000.00  
**Muskoka Lakes, ON P0B 1J0** Active  
 District of Muskoka/ Muskoka Lakes/ Medora



MLS@#: **192224**  
 List Date: **01-May-2019** Bedrooms (AG/BG): **7 ( 7/ 0)**  
 Bathrooms (F/H): **5 ( 4/ 1)**

Type: **Detached**  
 Style: **1.5 Storey**  
 Sqft Above Grade: **6,200** Sqft Below Grade: **0**  
 Sq Ft Finished: **6,200** Sq Ft. Unfinished  
 Sq Ft Source: **LBO provided**

New Construction: **No** # Rooms: **27**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **East** Year Built/Desc: **2001/ Owner**  
 Lot Front: **470.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **10-24.99 Acres/**  
 Access: **Private Road, R.O.W. (Deeded), Year Round**

Garage Spaces/Type: **2.0/ Detached**  
 Driveway Spaces/Type: **6/ Circular/ Gravel**  
 Waterfront: **Yes** WF Exposure: **South East**  
 WF Type/Name: **Lake/ Muskoka**  
 Shore Rd Allowance: **None** WF Frontage Ft: **470**  
 WF Buildings: **Boathouse-Double Slips**  
 WF Features: **Boat Slip, Dock**  
 Shore Line: **Deep, Natural , Sandy, Shallow**  
 Leased Land Fee:

Public Remarks: **Own a 20-acre piece of paradise on coveted Lake Muskoka! This seven-bedroom, six-bathroom, 6,200 square-foot cottage has ample natural light and luxury finishes throughout. The property has a three-slip boathouse with a sundeck, 470' of frontage, a detached, two-car garage and much more.**

Directions: **HWY 169 to Mortimer's Point Rd, right at #1032 to #7.**

## Interior Features

Interior Features: **Alarm System, Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Main Floor Laundry, Smoke Detector, Winterized**  
 Basement: **Full/ Fully Finished/** Fireplace: **Propane, Wood**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Air Exchanger, Central Air** Foundation: **Concrete Block**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

## Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Wood**  
 Restrictions: **Right-of-Way**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Telephone**  
 Topography: **Level, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Surface Replaced:  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**  
 Water Treatment: **Water Purification**  
 Site Influences: **Landscaped, Water View**

## Inclusions/Exclusions

Inclusions: **Other Appliances, Window Coverings. Contact LBO**

Exclusions: **All Personal Items.**

## Tax Information

Roll#: **445306001605202** Local Improve Fee/Comments /  
 Pin#: **481550735** Zoning: **WR1** Taxes/Year: **\$18,707/ 2019**  
 Assessment \$/Year: **\$3,168,750/2019** Survey/Year: **Yes 1975** Survey Type: **Available**  
 Legal Description: **PT LT 18 CON G MEDORA PT 8, 9, 10 35R3925 T/W & S/T DM323643; MUSKOKA LAKES PT LT 17 CON G MEDORA AS IN DM323644; MUSKOKA LAKES**

## Rooms

Room	Level	Dimensions	Features
Kitchen	M	15'7"x17'3"	
Dining Room	M	13'8"x17'1"	
Great Room	M	23'1"x21'2"	

<b>Foyer</b>	M	<b>13'4"x5'10"</b>	
<b>Living Room</b>	M	<b>17'7"x21'</b>	
<b>Master Bedroom</b>	M	<b>17'3"x18'7"</b>	
<b>Exercise Room</b>	M	<b>11'4"x8'5"</b>	
<b>Den</b>	M	<b>14'6"x11'11"</b>	
<b>Other</b>	M	<b>12'x20'</b>	
<b>Sitting Room</b>	2	<b>23'x12'7"</b>	
<b>Bedroom</b>	2	<b>15'x12'4"</b>	
<b>Bedroom</b>	2	<b>14'5"x12'4"</b>	
<b>Bedroom</b>	2	<b>14'11"x12'4"</b>	
<b>Bedroom</b>	2	<b>14'11"x12'4"</b>	
<b>Bedroom</b>	LAG	<b>19'11"x11'7"</b>	
<b>Recreation Room</b>	LAG	<b>21'10"x20'11"</b>	
<b>Games Room</b>	LAG	<b>30'5"x18'2"</b>	
<b>Hobby Room</b>	LAG	<b>17'8"x17'4"</b>	
<b>Bedroom</b>	LAG	<b>13'2"x18'10"</b>	
<b>Storage Room</b>	LAG	<b>11'9"x13'9"</b>	
<b>Bathroom</b>	M		<b>2-Piece</b>
<b>Ensuite</b>	M		<b>5+ Piece</b>
<b>Bathroom</b>	2		<b>4-Piece</b>
<b>Bathroom</b>	LAG		<b>4-Piece</b>
<b>Laundry Room</b>	M	<b>7'11"x6'10"</b>	
<b>Storage Room</b>	LAG	<b>11'9"x13'9"</b>	
<b>Bathroom</b>	2		<b>4-Piece</b>

**ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN**

**Client Full Report**

**Date Printed: 06/12/2019**

**Prepared By: OFFICE ADMINISTRATION , .**

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**All data is subject to Errors, Omissions or Revisions and is not warranted. 06/12/2019 03:31:48 PM**