

## Cross Property Client Full

**1069 SHADY LANE**

**Gravenhurst, ON P1P 1R2**

**District of Muskoka/ Gravenhurst/ Gravenhurst**

**Residential/ Single Family/ For Sale**

**Price: \$669,000.00**

**Active**



MLS®#: **187061**  
 List Date: **11-Apr-2019**  
 Bedrooms (AG/BG): **4 ( 4/ 0)**  
 Bathrooms (F/H): **3 ( 2/ 1)**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **1,294**  
 Sq Ft Finished: **1,294**  
 Sq Ft Source: **LBO provided**  
 Sqft Below Grade: **0**  
 Sq Ft. Unfinished:  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 # Rooms: **9**  
 Recreational: **Yes**  
 Year Built/Desc: **1958/ Completed / New**  
 Fronting On: **North**  
 Lot Front: **98.00**  
 Lot Depth:  
 Road Access Fee:  
 Lot Size/Acres: **Under .5 Acre/**  
 Access: **Municipal road, Private Road, Year Round**  
 Driveway Spaces/Type: **3/ Private Single Wide/ Gravel**  
 Waterfront: **Yes**  
 WF Exposure: **North**  
 WF Type/Name: **Lake/ Muskoka Lake**  
 Shore Rd Allowance: **None**  
 WF Frontage Ft: **98**  
 WF Features: **Beach, Dock**  
 Shore Line: **Clean**  
 Leased Land Fee:

Public Remarks: **Older 4 Bedroom Cottage With 2 Bathrooms. Located On A Great Level Lot On Lake Muskoka. Great Starter Cottage. Being "Sold As Is"**

Directions: **HWY 169 To Shady Lane To S.O.P**

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

**Interior Features**

Fireplace:  
 Foundation: **Poured Concrete**  
 Plumbing Age:

Add'l Monthly Fees:  
 Exterior Finish: **Vinyl Siding, Wood**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity**  
 Topography: **Clear View, Dry, Level, Wooded/Treed**  
 Roofing: **Shingles**  
 Water/Supply Type: **None/ Lake/River**  
 Water Treatment: **None**  
 Other Structures: **Shed**  
 Site Influences: **Beach, Water View**

**Exterior Features**

Pool: **None**

Alternative Power:  
 Yr Roof Surface Replaced: **2002**  
 Sewage: **Septic**

**Inclusions/Exclusions**

Inclusions: **Refrigerator, Stove**

Exclusions: **None**

**Tax Information**

Roll#: **440202003602100**  
 Pin#: **481740336**  
 Assessment \$/Year: **\$635,000/2016**  
 Legal Description: **PCL 15459 SEC MUSKOKA; LT 19 PL M249 MUSKOKA; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Local Improve Fee/Comments /  
 Zoning: **WR1**  
 Survey/Year: **Yes 1955**  
 Taxes/Year: **\$5,520/ 2018**  
 Survey Type: **Available**

**Rooms**

Room	Level	Dimensions	Features
<b>Living Room/Dining Room</b>	M	<b>26'0"x21'0"</b>	
<b>Kitchen</b>	M	<b>14'6"x9'0"</b>	
<b>Master Bedroom</b>	M	<b>13'4"x12'0"</b>	
<b>Bedroom</b>	M	<b>9'7"x8'8"</b>	
<b>Bedroom</b>	M	<b>9'7"x8'8"</b>	
<b>Bathroom</b>	M	<b>8'8"x8'8"</b>	<b>3-Piece</b>
<b>Bedroom</b>	M	<b>8'8"x8'8"</b>	<b>2-Piece</b>
<b>Bathroom</b>	M		<b>3-Piece</b>
<b>Bathroom</b>	M		<b>2-Piece</b>

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

**Client Full Report**

**Date Printed: 04/12/2019**

**Prepared By: OFFICE ADMINISTRATION , .**

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**All data is subject to Errors, Omissions or Revisions and is not warranted. 04/12/2019 12:40:52 PM**