



S.LAKE JOE-S.EXP.-IMMEDIATE POSSESSION POSSIBLE	
Price: \$795,000	MLS® #: 445304001102200
Status: Active	PIN #:
Legal Descr.: LOT 2,PLAN 34,MEDORA,SUBJECT TO R.O.W.OVER PT.2,35R-5830 AND SUBJECT TO AN EASEMENT OVER PT.1,35R-5830	
Address: 1125 BIG JOE RD # 1	
City: PORT CARLING, P0B 1J0	
Side of Road: South	
Elem Schl: GLEN ORCHARD	
Sec. School: BMLSS	
Lot Size: 100'(ASSES.)X339'XIRREG	District: ML
Square Footage: 1,270	Sub-Dist: MEDOR
Ttl Liv Sq Ft.: 	Zoning: WR1
S.R.A.: Close	Occupancy: Owner
List.Date: 27-APR-2008	Possession: TBA

JOSEPH LAKE	
Water Frontage: 100.00	Exposure: South

Realtor Remarks DESIRABLE SOUTH LAKE JOE LOCATION BETWEEN PORT SANDFIELD AND MINETT. MOVE IN THIS SUMMER AND START ENJOYING THIS FULLY WINTERIZED AND SPACIOUS 5 BEDROOM/2 BATHROOM COTTAGE ON A CHILD FRIENDLY AND SOUTH FACING LEVEL LOT. SANDY SHORELINE WITH A SINGLE SLIP BOATHOUSE AND A LARGE DOCK. STONE FIREPLACE, SLIDING DOORS TO DECK AND LOTS OF WINDOWS. MAKE THIS BRIGHT AND AIRY COTTAGE A MUST SEE. CLOSE TO THE LAKE JOE CLUB, THE ROCK AND FINE DINING. ALL MEASUREMENTS ARE APPROXIMATE. LISTING SALESPERSON IS RELATED TO THE SELLER.

Directions Peninsula Road north to Hemlock Point Road and right to Big Joe Road to 1125 Unit 1, SOP
Show.Instr. TLBO
Geo-coordinates Longitude:-79.663211 Latitude:45.127605 Quality: ADDRESS

Type: Cottage/Rec Properties	Heating: Electric	Exterior: Wood
Style: Bungalow	Garage Type: Boathouse	Driveway: Gravel
Title to Land: Freehold	Water: Heated Line, Lake	Foundation: Concrete, Block, Partially Finished, Full, Walkout
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Int.Features: Fireplace(s), Laund-Main FI, Skylights
Land Features: Cleared, Level, Wooded/Treed, Waterfront	Services: Electricity, Telephone, Garb Pick-Up	Ext. Features: Boathouse, Deck, Dock, Satellite Dish
Access: Year Round Municipal Road, Seasonal Municipal Road	Rental Equipm.: None	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Carpet, Cushion/Tile/Lino	
Accessory Buildings: Single Boathouse		

Inclusions refrigerator (2),stove, dishwasher, microwave oven, clothes washer (2) and dryer (2) furniture, fixtures
Exclusions personal items, wicker daybed and wicker furniture in basement

Bedrooms: 5	Sign: Yes	UFFI: NO	Garage: No	Gar.Details: NONE
Bathrooms: 2 \ 0	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Municipal	Survey: Yes		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	28 X 11'4	LOWER LEVEL	BEDROOM	10'9 X 10'9
MAIN FLOOR	KITCHEN	11' X 11'	LOWER LEVEL	REC ROOM	25'6 X 20
MAIN FLOOR	DINING ROOM	17'6 X 12	LOWER LEVEL	STORAGE	7 X 6'3
MAIN FLOOR	MASTER BEDROOM	10'6 X 10'6	LOWER LEVEL	UTILITY	22 X 5'9
MAIN FLOOR	BEDROOM	10' X 11		BATH (# pieces 1-6)	1-4 PIECE
MAIN FLOOR	BEDROOM	10'8 X 10'2		BATH (# pieces 1-6)	1-3 PIECE
LOWER LEVEL	BEDROOM	10'3 X 11'9			

Assessment: **\$613000.00** Taxes: **\$4279 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **MARCIA JOYCE SEAGER** Home Tel.: Bus.Tel.:

Listing Office: **Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176** Listing Agent: **JOY SEAGER 705-706 1230**

SP: **3**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.