



Price: \$1,030,000	MLS® #: 445305000902500
Status: Active	PIN #:
Legal Descr.: PT LT 32 CON 1 MEDORA PT 3 & 15 BR858; T/W FIRSTLY: PT 10 BR858 SECONDLY:PT 11 BR858 AS IN LT48578 Address: 1062-17 PENNWOOD RD City: PORT CARLING, POB 1J0 Side of Road:	
Elem Schl: Sec. School:	
Lot Size: 200' X 206' X 180' X 202 Square Footage: 1,700 Ttl Liv Sq Ft.: 2,300 S.R.A.: Close	District: ML Sub-Dist: MEDOR Zoning: Occupancy: Owner
List.Date: 02-MAY-2008	Possession: TBD

MUSKOKA LAKE
 Water Frontage: **200.00** Exposure: **West**

Realtor Remarks Prestigious Pocket on Pennwood! Welcoming pine-lined 5 bedroom, 2 bath, year around cottage has walkout toward lakefront. Enjoy sunsets from the Muskoka room, balcony, patio, conversation deck or boathouse docks. Master boasts western view and entry to balcony. Sloping pine & beam ceilings, granite fireplace, pine kitchen & extensive use of granite in exterior walkways, gardens & patios add to the charm of this family cottage. Detached double garage has loft area for more storage. Full legal description: PT LT 32 Con 1 Medora PT 3 & 15 BR858; T/W firstly: PT 10 BR858 Secondly:PT 11 BR858 as in LT48578

Directions Hwy #118 W to Pennwood Rd to right on Pennwood to right at first 'Y' to left at second 'Y'

Show.Instr. Call LBO

Geo-coordinates Longitude:-79.56336 Latitude:45.097991 Quality: ADDRESS

Type: Cottage/Rec Properties	Heating: Electric, Wood, Baseboard	Exterior: Wood, Stone, Cedar
Style: Bungalow, Recreational	Garage Type: Detached, Double, Door Opener	Driveway: Double, Gravel
Title to Land: Freehold	Water: Heated Line, Lake	Foundation: Concrete, Block, Full, Fully Finished, Walkout
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Int.Features: Fireplace(s), Woodstove(s), Dining Room, Laund-Main Fl, Recroom
Land Features: Landscaped	Services: Electricity, Telephone	Ext. Features: Balcony, Boathouse, Dock, Patio, Satellite Dish, Sprinkler Sys
Access: Year Round Municipal Road, Year Round Private Road, R.O.W. (Deeded)	Rental Equipm.:	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Carpet, Wood, Ceramic/Marble	
Accessory Buildings: Single Boathouse		

Inclusions GE Profile Refrigerator,GE Stove, GE Rangehood Microwave, Hotpoint Washer, Moffat Dryer, Bar refrigerator & freezer in boathouse ExpressVu Satellite Dish

Exclusions

Bedrooms: 2+3	Sign: Yes	UFFI: NO	Garage: Yes	Gar.Details: DETACHED DOUBLE 26' X 26' WITH LOFT
Bathrooms: 2 \	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income:	Road Type: Private	Survey: Yes		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	18' X 13'6"	BASEMENT	REC ROOM	21' X 13' 6"
MAIN FLOOR	DINING ROOM	13'6" X 11'	BASEMENT	BEDROOM	13'6" X 8'6"
MAIN FLOOR	KITCHEN	14'6" X 10'	BASEMENT	DEN/OFFICE	11' X 8'
MAIN FLOOR	MASTER BEDROOM	13'6" X 13'	BASEMENT	BEDROOM	12' X 11'6"
MAIN FLOOR	BEDROOM	12' X 10'	MAIN FLOOR	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	LAUNDRY	18' X 7'6"	MAIN FLOOR	BATH (# pieces 1-6)	3 PC
BASEMENT	OTHER	MUSK RM 14' X 11'			

Assessment: **\$752,000** Taxes: **\$5271 (2007)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **EDWARD RANFT** Home Tel.: Bus.Tel.:
 Seller Name: **LOIS RANFT** Home Tel.: Bus.Tel.:

Listing Office: **Re/MAX Lake Country Realty Inc., Brokerage, Bracebridge -M57 705 645-5281** Listing Agent: **KEN BANKS 705-645-6589**
 Listing Office: **Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176** Listing Agent: **JENNIFER LEVER 705-645-5281**
 Listing Agent: **RICHARD WALLACE -732-2859**

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.