



Price:	<b>\$1,200,000</b>	MLS® #:	<b>490301000224700</b>
Status:	<b>Active</b>	PIN #:	<b>521990020</b>

Legal Descr.:	<b>LOT 7 M-271 AND PART OF ROAD ALLOWANCE BEING PART 7 PSR 988 PARCEL 14143 S/S SEGUIN</b>
Address:	<b>27 MORGAN BAY RD</b>
City:	<b>PARRY SOUND, P0B 1J0</b>
Side of Road:	

Elem Schl:	<b>WATT</b>
Sec. School:	<b>BMLSS ST.DOM</b>

Lot Size:	<b>202 X IRREG (1.21 ACRES)</b>	District:	<b>ML</b>
Square Footage:	<b>1,300</b>	Sub-Dist:	<b>SEQUI</b>
Ttl Liv Sq Ft.:		Zoning:	
S.R.A.:	<b>Close</b>	Occupancy:	<b>Owner</b>

List.Date:	<b>01-APR-2008</b>	Possession:	<b>ON CLOSING</b>
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<b>ROSSEAU LAKE</b>
Water Frontage: <b>202.00</b>
Exposure: <b>North East</b>

<b>Realtor Remarks</b>	SPACIOUS 6 BEDROOM WINTERIZED VICEROY COTTAGE JUST MINUTES FROM THE TOWN OF ROSSEAU. A LARGE MUSKOKA ROOM, DEEP WATER, SAND BEACH, GENTLY SLOPING LAND, AND GREAT ACCESS ARE JUST SOME OF THE FEATURES FOR THIS PROPERTY. ROAD IS MUNICIPALLY OWNED SUMMER MAINTAINED- PLOWED PRIVATELY APPROX. \$150.00 PER YEAR. Boat house on adjacent property to the south may encroach on the subject property.
<b>Directions</b>	HWY 141 TO MORGAN BAY ROAD TO #27
<b>Show.Instr.</b>	TLBO
<b>Geo-coordinates</b>	Longitude:-79.668447 Latitude:45.235827 Quality: ADDRESS

Type:	<b>Cottage/Rec Properties</b>	Heating:	<b>Electric</b>	Exterior:	<b>Wood, Concrete Block</b>
Style:	<b>Bung - Raised</b>	Garage Type:	<b>Boathouse</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Lake</b>	Foundation:	<b>Concrete</b>
Property Size:	<b>1.0 -2.99 Acres</b>	Sewer:	<b>Septic</b>	Int.Features:	
Land Features:	<b>Cleared</b>	Services:	<b>Electricity, Telephone</b>	Ext. Features:	
Access:	<b>Seasonal Municipal Road</b>	Rental Equipm.:		Roof:	
WF Features:	<b>Water Frontage</b>	Flooring:			
Accessory Buildings:	<b>Single Boathouse</b>				

<b>Inclusions</b>	SEE LBO
<b>Exclusions</b>	

Bedrooms:	<b>6</b>	Sign:	<b>Yes</b>	UFFI:	<b>UNKNOWN</b>	Garage:	<b>No</b>	Gar.Details:	<b>NONE</b>
Bathrooms:	<b>2 1 0</b>	Lockbox:	<b>No</b>	SPIS:	<b>Completed</b>	Waterfront:	<b>Yes</b>	Body of Water Type:	<b>LAKE</b>
Rental Income:	<b>POTENTIAL</b>	Road Type:	<b>Municipal</b>	Survey:	<b>Yes</b>				
Year Built:									
Construction Status:	<b>Exists</b>								

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23 X 15	BASEMENT	BEDROOM	14 X 11
MAIN FLOOR	KITCHEN	23 X 9.5	BASEMENT	BEDROOM	9 X 15
MAIN FLOOR	DINING ROOM	COMBO WITH KIT	BASEMENT	FAMILY ROOM	22 X 20
MAIN FLOOR	MASTER BEDROOM	16 X 12	BASEMENT	OTHER	9 X 9 (BDRM)
MAIN FLOOR	BEDROOM	9 X 10	MAIN FLOOR	BATH (# pieces 1-6)	1-3 PC
MAIN FLOOR	BEDROOM	12 X 11	BASEMENT	BATH (# pieces 1-6)	1-3 PC

Assessment:	<b>\$818000.00</b>	Taxes:	<b>\$5450 (2007)</b>	Improvement Charges:	
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Condo Fee:		Mobile/Leased Land F:	
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Seller Name:	<b>GEORGE HARRISON MASON</b>	Home Tel.:		Bus.Tel.:	
Seller Name:	<b>ANNE MASON</b>	Home Tel.:		Bus.Tel.:	

Listing Office:	<b>Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176</b>	Listing Agent:	<b>RICHARD WALLACE -732-2859</b>
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SP:	<b>3</b>
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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.