



BLEMORA FARM	
Price: \$2,650,000	MLS® #: 445302002305703
Status: Active	PIN #:
Legal Descr.: PART LOTS 14 AND 15, CONC.9, WATT, 35R-15854 PART 1, 35R-21099 PART 1, 35R-15867 PARTS 1 & 2; SEE LBO FOR ADD LEGALS	
Address: 1142 ED BRIESE RD	
City: ULLSWATER, P0B 1M0	
Side of Road: East	
Elem Schl: WATT	
Sec. School: BMLSS	
Lot Size: 1625 X IRREG. (116 AC)	District: ML
Square Footage: 3,300	Sub-Dist: WATT
Ttl Liv Sq Ft.: 5,000	Zoning: WR5
S.R.A.: Open	Occupancy: Owner
List.Date: 24-APR-2008	Possession: ON CLOSING

THREE MILE LAKE
Water Frontage: 1625.00 Exposure: South

Realtor Remarks	SPECTACULAR WATERFRONT ESTATE WITH TRUE PRIVACY. 116+ ACRES OF ROLLING FIELDS AND FOREST. OVER 1600' OF DEEP WATER SHORELINE AND SOUTHERN EXPOSURE. CUSTOM CRAFTED FOUR BEDROOM HOME/COTTAGE. ALSO INCLUDES ADJACENT SEPERATELY DEEDED WATERFRONT LOT ALLOWING FOR ADDITIONAL COTTAGE/FAMILY COMPOUND. SEE LISTING OFFICE FOR ADDITIONAL LEGALS
Directions	DEEBANK ROAD TO OLD PARRY SOUND ROAD TO ED BRIESE ROAD TO #1142
Show.Instr.	TLBO
Geo-coordinates	Longitude:-79.478278 Latitude:45.201692 Quality: ADDRESS

Type: Cottage/Rec Properties	Heating: Electric, Wood	Exterior: Wood
Style: 1.5 Storey, Cape Cod	Garage Type: Detached, Double, Carport	Driveway: Gravel
Title to Land: Freehold	Water: Well, Drilled	Foundation: Concrete
Property Size: Over 100 Acres	Sewer: Septic	Int.Features: Air Exchanger, Woodstove(s), Ensuite, Airtight, Broadloom, Hardwood Flrs, Laund-Main Fl, Recroom
Land Features: Cleared, Wooded/Treed, Cleared-Part, Rolling, Waterfront	Services: Electricity, Telephone, Garb Pick-Up	Ext. Features: Deck, Dock, Satellite Dish
Access: Year Round Municipal Road	Rental Equipm.: None	Roof: Wood Shingle
WF Features: Water Frontage	Flooring: Carpet, Wood	
Accessory Buildings: Storage Building		

Inclusions	SEE LBO
Exclusions	SEE LBO

Bedrooms: 4	Sign: No	UFFI: NO	Garage: Yes	Gar.Details: 2 CAR PLUS 5 CAR PORTS
Bathrooms: 3 \ 1	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: NO	Road Type: Municipal	Survey: Yes		
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20 X 17'9	BASEMENT	BEDROOM	16'6 X 10'6
MAIN FLOOR	KITCHEN	18'9 X 12'9	MAIN FLOOR	DEN/OFFICE	17'3 X 11'6
MAIN FLOOR	LAUNDRY	10'8 X 6'6	BASEMENT	BATH (# pieces 1-6)	1-4 PC
MAIN FLOOR	DINING ROOM	18'9 X 14	BASEMENT	STORAGE	6' X 5
2ND FLOOR	MASTER BEDROOM	17 X 15'6	BASEMENT	UTILITY	11'6 X 9'6
2ND FLOOR	BEDROOM	12'9 X 12'6	2ND FLOOR	BATH (# pieces 1-6)	2 - 4 PC
2ND FLOOR	BEDROOM	12'6 X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	1 - 2 PC

Assessment: \$979000.	Taxes: \$6833 (2008)	Improvement Charges:
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Condo Fee:	Mobile/Leased Land F:
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Seller Name: STEVEN BLEVINS	Home Tel.:	Bus.Tel.:
Seller Name: SONJA MORAWETZ	Home Tel.:	Bus.Tel.:

Listing Office: Richard Wallace Real Estate Limited, Brokerage, Port Carling -M80 705 765-6176	Listing Agent: JIM HEINTZMAN -765-5985
	Listing Agent: JAMES WOODRUFF -645-6400

SP: 3

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