

Water Frontage: **265.00** Exposure: **Multi**

Public Info.	Spectacular point of land on Muldrew Lake, 260` frontage with multiple exposures and wide lake views. This furnished and air conditioned three-season, three bedroom plus office/den cottage has been renovated and is move-in ready. The kitchen has been upgraded and includes stainless appliances and separate stacked washer/dryer. Sliding glass doors lead to a large deck for barbequing or relaxing or a lower patio. An oversized screened in porch off the kitchen has beautiful water views and a Bunkie at the water's edge completes the package. For both privacy and value this is a must see. A short drive from Hwy 11 or into Bala.
Directions	Hwy 169 to Southwood Road to Haleway Drive to Haleway Drive `B`

Type:	Cottage/Rec Properties	Heating/Mechanical:	Electric, Forced Air, Central Air	Exterior:	Wood
Style:	Bungalow - Ranch	Garage Type:	None	Driveway:	Gravel
Title to Land:	Estate Sale	Water:	Lake	Found/Basement:	Piers, Wood, None
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Int.Features:	Built-In Appl, Laund-Main FI
Land Features:	Partial Landscaped	Services:	Electricity	Ext. Features:	Deck
Access:	Seasonal Private Road	Rental Equipm.:		Roof:	Asphalt Shingle
WF Features:	Water Frontage, Dock	Leased Equip:			
Shoreline:	Natural, Hard Bottom	Flooring:	Carpet, Wood, Vinyl		
Accessory Buildings:	Bunkie, Storage Building				

Easements:

Inclusions	Dishwasher, Refrigerator, Stove, Microwave, Dock, Washer, Dryer, Window Coverings, Storage Shed ; See Documents for complete Chattel List
Exclusions	All items in crawl space/storage under cottage including boats, boat motors, kayak, canoe and tools are excluded. Also portable swim raft excluded.

Bedrooms: 3	Sign: Yes	Garage: No	Gar.Details: NONE
Bathrooms: 1 \	Lockbox: No SPIS: No	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Private Survey: No		
Year Built:			
Construction Status: Exists			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	18' X 11'	MAIN FLOOR	DEN/OFFICE	5'.8 X 7'.9
MAIN FLOOR	DINING ROOM	COMBO WITH KITCHEN	MAIN FLOOR	BEDROOM	11' X 7'.6
MAIN FLOOR	FOYER	16' X 6'.6	MAIN FLOOR	BEDROOM	9' X 7'.8
MAIN FLOOR	LIVING ROOM	16' X 13'.6	MAIN FLOOR	Enclosed porch	10' X 19'
MAIN FLOOR	MASTER BEDROOM	11'.6 X 9'6	MAIN FLOOR	BATH (# pieces 1-6)	1-4 PC

Full Assessed Value: \$	Phased Assessment: 515000 (2014)
Taxes: \$4499 (2013)	Improvement Charges:

Condo Fee: _____ Mobile/Leased Land F: _____

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling, -M189**



Compliments of: **SUSAN O`CONNOR, Sales Person: 705-205-1028**

E-mail: susan@muskokacottageandhome.com

Company Name: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE,
PORT CARLING, -M189: 705-765-6677**



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