

**NANCY CARR**

Sales Representative

ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE-M63

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Cross Property Client Full879 RELATIVE ROAD

Burk's Falls, ON P0A 1C0

District of Parry Sound/Almaguin Highlands/Armour

Residential/Single Family/For Sale

Active

Price: \$394,900.00



MLS® #: 152635
 List Date: 07-Sep-2018
 Bedrooms (AG/BG): 3 (3/0)
 Bathrooms (F/H): 1 (1/0)

Type: Detached
 Style: 1 Storey
 Sqft Above Grade: 700
 Sq Ft Finished: 700
 Sq Ft Source: Other
 Sqft Below Grade: 0
 Sq Ft. Unfinished: 0

New Construction: No
 Title/Ownership: Freehold
 Fronting On: None
 Lot Front: 107.00
 Road Access Fee:

Rooms: 7
 Recreational: Yes
 Year Built/Desc: 0/Completed / New
 Lot Depth: 253.00
 Lot Size/Acres: 0.5-0.99 Acres/0.55

Access: Municipal road, Year Round
 Driveway Spaces/Type: 6/Private Single Wide/Gravel
 Waterfront: Yes
 WF Type/Name: Lake/THREE MILE
 Shore Rd Allowance: Owned
 WF Features: Beach, Dock, Marine Rail, Stairs to Waterfront
 Shore Line: Shallow
 WF Exposure: North East
 WF Frontage Ft: 107

Public Remarks: VICEROY COTTAGE, TASTEFULLY DECORATED WITH BRAND NEW MUSKOKA FURNISHINGS ON A GRADUAL SLOPING LOT. LEVEL WATERFRONT IDEAL FOR CHILDREN AND IN QUIET SANDY COVE BAY. LOVELY PERENNIAL GARDENS AND SHADED SITTING/PLAY AREAS. OPEN CONCEPT THREE BEDROOM COTTAGE WITH CATHEDRAL CEILINGS. NICE LAKESIDE DECK WITH A LOVELY VIEW. ONLY TEN MINUTES TO BURK'S FALLS OR 25 MINUTES TO HUNTSVILLE AND CLOSE TO SNOWMOBILE TRAILS. GREAT FISHING LAKE. COMES FULLY FURNISHED, TURN KEY READY!

Directions: CHETWYND ROAD TO RELATIVE ROAD TO #879

Interior Features

Interior Features: Cathedral Ceiling, Water Heater Owned
 Basement: None/None/
 Heat Primary/Sec: Baseboard/
 HVAC: None
 Under Contract \$:
 Under Contract/Rental Items: None
 Lease To Own Equip: None

Fireplace: Electric
 Foundation: Piers
 UFFI: No

Furnace Age:
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: Rectangular
 Exterior Finish: Wood
 Restrictions: None
 Services: Cell Service, Electricity, Telephone
 Topography: Hilly
 Roofing: Asphalt
 Water/Supply Type: Other/Lake /River
 Water Treatment: None
 Exterior Features: Deck(s), Seasonal Living
 Site Influences: Water View

Exposure: North East
 Lot Irregularities:
 Pool: None
 Alternative Power:
 Yr Roof Replaced:
 Sewage: Septic

FH Common Fee:

Inclusions/Exclusions

Inclusions: Microwave, Refrigerator, Stove, Hot Water Tank Owned, Window Coverings ALL FURNISHINGS, DISHES, COOKWARE, WATER COOLER, SHED, BBQ, GREEN PATIO CHAIRS, PATIO TABLE, SWING, ENCLOSED FIRE PIT, MARINE RAIL SYSTEM AND DOCK

Exclusions: ALL BOATS, MOTORS, PADDLES, FISHING AND BOATING EQUIPMENT, FOUR RED MUSKOKA CHAIRS, TELEVISION, PERSONAL ITEMS INCLUDING TOOLS, TOOL BOXES AND WHITE CHALKBOARD IN THE HALL.

Tax Information

Roll#: 491900000172000
 Pin#: 521440063

Local Improve Fee/Comments No/
 Zoning: LAKESHORE

Taxes/Year: \$2,239/2017

RESIDENTIAL

Assessment \$/Year: \$246,000/2018

Survey/Year: No

Survey Type:

PCL 14859 SEC SS SRO; PT LT 17 CON 5 ARMOUR PT 14 PSR1997 EXCEPT ON SAID LT AN

Legal Description: ALLOWANCE OF ONE CHAIN IN PERPENDICULAR WIDTH FOR THE ARMOUR COLONIZATION ROAD PT
ORIGINAL SHORE RDAL IN FRONT OF LT 17 CON 5 ARMOUR PT 6, 42R8352; ARMOUR

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen	M	7'9"x7'	Laminate
Living Room / Dining Room	M	23'5"x11'7"	Cathedral Ceiling, Laminate, Open Concept, Sliding doors
Bedroom	M	9'7"x7'5"	Laminate
Bedroom	M	11'6"x6'1"	Laminate
Bedroom	M	11'6"x7'8"	Laminate
Bathroom	M	5'x4'2"	3-Piece
Other	M	24'x8'3"	Balcony / Deck

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Client Full Report

Date Printed: 09/07/2018

Prepared By: NANCY CARR, Salesperson

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