## **Cross Property Client Full**

Price: \$739,000.00

## 2179 PICKEREL & JACK LAKE ROAD Burk's Falls, ON POA 1C0 Active

District of Parry Sound/Almaguin Highlands/Armour

MLS®#: List Date:	174330 01-Feb-2019
Type: Style: Sqft Above Grade: Sq Ft Finished Sq Ft Source: New Construction: Title/Ownership:	3,000 Other
Fronting On:	South
Waterfront: WF Type/Name: Shore Rd Allowand	e: Owned
WF Features:	Beach, WF-Travell

List Date:	01-Feb-2019	Bedrooms (AG/BG) Bathrooms (F/H):	
Type: Style: Sqft Above Grade:		Sqft Below Grade:	1,174
Sq Ft Finished Sq Ft Source: New Construction: Title/Ownership:	3,000 Other No Freehold	Sq Ft. Unfinished # Rooms: Recreational:	12 Yes
Fronting On:	South	Year Built/Desc:	2012/Completed / New
Lot Front: Road Access Fee: Access: Driveway Spaces/1	106.00 Municipal road, Y Type: 6/Private Sin		424.00 1-2.99 Acres/1.11
Waterfront: WF Type/Name:	Yes	WF Exposure:	North
Shore Rd Allowand WF Features:	e: Owned Beach, WF-Travell Clean, Hard	WF Frontage Ft: ed Road Between	106
Shore Line:	Bottom, Sandy, Shallow		
Leased Land Fee			

Leased Land Fee:

Public Remarks: Beautiful year round home or cottage on desirable Pickerel Lake. This 3000 square foot, 3 bedroom, 2.5 bath home on 1.1 acres was just recently completed. Lovely wrap around deck with Pureview Railing system for unobstructed views of the lake and maintenance free composite deck. Stunning reclaimed pine floors, cathedral ceilings, beams and stairs. Second storey has two bedrooms, 3 piece bath with sliding barn style door and loft hallway with glass railings. Gourmet kitchen with 48" Wolf stove (BBQ) and range hood, WOLF Sub-Zero fridge, built in wine fridge and microwave. Wormy maple cabinetry providing ample storage space, pantry cabinets with roll out shelving. Granite counter tops and backsplash, spacious island and under cabinet lighting. Heated marble floors in the foyer and two bathrooms. Fully finished basement with walkout to the covered porch - ready to be converted into a screened Muskoka Room. All exterior walls and ceilings spray foam insulated by Great Northern Insulation.

Directions: Highway 11 to Exit 261 Pickerel & Jack Lake Road to #2179

Bedroom

Bathroom

2

2

14'x13'

9'x4'

Interior Features         Interior Features         Interior Features         Interior Features         Basement:         Full/Pully Finished/Walk-Out         Heat Primary/Sec:         Forced Air-Propane/         VAC:         Under Contract S:         Under Contract S:         Under Contract/Rental Items:         Propane Tank         Lasse To Own Equip:         None         Add! Monthly Fees:         Exposure:         North         Pool:         None         Lot Shape:         Restrictions:         Nood         Restrictions:         None         Class Provice, Electricity, Telephone         Cressibility:         Katerior Finish:         Wood         Restrictions:         Call Service, Electricity, Telephone         Cressibility:         Maint Shingles       Yr Roof Surface Replaced: 2012         Water/Supply Type:       Well/Drilled Well         Services:       Delek(s), Porch, Year-Round Living         Beach       Inclusions/ Exclusions         Inclusions:       Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washe									
Upgraded Insulation, Water Heater Owned, Winterized Basement: Full/Fills/Binshed/Walk-Out Heat Primary/Sec: HVAC: Under Contract \$: Under Contract \$: Word Accessibility: Cell Service: Cell Service: Cell Service: Electricity, Telephone Topography: Clear View, Hillside Acternative Power: Roofing: Mood Water Supply Type: Well/Drilled Well Sewage: Septic Exclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler Exclusions: NONE Mol#: 491900000231300 Local Improve Fee/Comments No/ Pinf: 491900000231300 Local Improve Fee/Comments No/ Pinf: 4919000000231300 Local Improve Fee/Comments No/ Pinf: 4919000000231300 Local Improve Fee/Comments No/ Pinf: 491900000231300 Local Improve Fe	Interior Features:	Alarm Sy	/sten	n, Carbon Monoxi			eiling, Fire	Alarm System, See	curity System,
Heat Primary/Sec: Forced Air-Propane/ HVAC: Air Conditioner, Air Exchanger, Central Air HVAC: UFFI: No Furmace Age: 2012 Plumbing Age: 2012 Di Tank Age: Accessibility: View Contract \$: Add'I Monthly Fees: Exposure: North Pool: None Lot Shape: Rectangular Lot Irregularities: FH Common Fee: Exterior Finish: Wood Restrictions: None Services: Cell Service, Electricity, Telephone Topography: Clear View, Hillside Alternative Power: Roofing: Asphalt, Shingles Yr Roof Surface Replaced: 2012 Water/Supply Type: Well/Drilled Well Sewage: Septic Exterior Features: Deck(s), Porch, Year-Round Living Beach Monte Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler Exclusions: NONE Tax Information Roll#: 491900000231300 Local Improve Fee/Comments No/ Pinf : 521470475 Zoning: WRES Taxes/Year: \$2,575/2017 Assessment \$/Year: \$354,848/2019 Surve/Year: Yes 1985 Survey Type: Boundary Only Rooms Room Room Kitchen M 20'X15' Hardwood floor, Open Concept Living Room/Dining M 26'x26' Balcony/Deck, Cathedral Celling, Fireplace, Open Concept, Sliding Room M 2-Piece, Heated Floor Bathroom M 2-Piece, Heated Floor		Upgrade	d In	sulation, Water H		Winterized	1	• •	
Under Contract \$: Under Contract \$: None Accessibility: Exterior Features Add'I Monthly Fees: Exterior Fishsh: Wood Restrictions: None Services: Cell Service, Electricity, Telephone Topography: Clear View, Hillside Atternative Power: Topography: Clear View, Hillside Atternative Power: Sewage: Septic Deck(s), Porch, Year-Round Living Beach Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler Exclusions: NONE Taxes/Year: \$2,575/2017 Survey Type: Boundary Only RDAL in front of Lt 29, Con 10 Armour Closed by R0108914; Part Lot 29, Con 10 Armour Part 6 PSR1890 and Part 1 & 2 42R8737; Armour 	Heat Primary/Sec:	Forced A	Áir-Pi	ropane/					
Lease To Own Equip: None Oil Tank Age: 2012 Accessibility: Exterior Features Add' Monthly Fees: Exposure: North Pool: None Lot Shape: Rectangular Lot Irregularities: FH Common Fee: Exterior Finish: Wood Restrictions: None Services: Cell Service, Electricity, Telephone Topography: Clear View, Hillside Alternative Power: Roofing: Asphalt, Shingles Y Roof Surface Replaced: 2012 Water/Supply Type: Well/Drilled Well Sewage: Septic Exterior Features: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler Exclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler Roll#: 491900000231300 Local Improve Fee/Comments No/ Pin#: 521470475 Zoning: WRES Taxes/Year: \$2,575/2017 Assessment \$/Year: \$251470475 Zoning: WRES Survey Type: Boundary Only RAL In front of Lt 29, Con 10 Armour closed by RO108914; Part Lot 29, Con 10 Armour Part 6 PSR1890 and Part 1 & 2 42R8737; Armour Room Kitchen M 20'x15' Hardwood floor, Open Concept Living Room/Dining M 26'x26' Balcony/Deck, Cathedral Ceiling, Fireplace, Open Concept, Sliding doors Foyer M 9'3"x6'9" Heated Floor Bathroom M 2-Piece, Heated Floor		Air Cond	litior	ner, Air Exchange	r, Central Air				2012
Accessibility: Wiring Age: 2012           Exterior Features         Wiring Age: 2012           Add'I Monthly Fees:         Exposure: North         Pool:         None           Lot Shape:         Rectangular         Lot Irregularities:         FH Common Fee:           Kestrictions:         Wood         None         FH Common Fee:           Services:         Cell Service, Electricity, Telephone         Aphalt, Shingles         Yr Roof Surface Replaced:         2012           Water/Suppt Type:         Well/Orilled Well         Sewage:         Sewage:         2012           Materias:         Dishwasher, Dryer, Round Living         Sewage:         Sewage:         Sewage:           Inclusions:         Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler         Exclusions:           Roll#:         491900000231300         Local Improve Fee/Comments No/         Taxes/Year: \$2,575/2017           Rosessment \$/Year:         \$354,848/2019         Survey Type:         Boundary Only <tr< td=""><td>,</td><td></td><td>Prop</td><td>oane Tank</td><td></td><td></td><td></td><td>5 5</td><td>2012</td></tr<>	,		Prop	oane Tank				5 5	2012
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Lot Shape:       Rectangular       Lot Irregularities:       FH Common Fee:         Exterior Finish:       Wood         Restrictions:       None         Services:       Cell Service, Electricity, Telephone         Topography:       Clear View, Hillside       Alternative Power:         Roofing:       Asphalt, Shingles       Yr Roof Surface Replaced: 2012         Water/Supply Type:       Well/Drilled Well       Sewage: Septic         Exterior Features:       Deck(s), Porch, Year-Round Living         Beach					Exterior Fe	atures			
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Topography:     Clear View, Hillside     Alternative Power: Asphalt, Shingles     Alternative Power: Yr Roof Surface Replaced: 2012       Roofing:     Asphalt, Shingles     Yr Roof Surface Replaced: 2012       Water/Supply Type:     Deck(s), Porch, Year-Round Living Beach     Sewage: Septic		None							
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Site Influences       Beach       Inclusions/ Exclusions         Inclusions:       Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler         Exclusions:       NONE									
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Room     Level     Dimensions     Features       Kitchen     M     20'x15'     Hardwood floor, Open Concept       Living Room/Dining Room     M     26'x26'     Balcony/Deck, Cathedral Ceiling, Fireplace, Open Concept, Sliding doors       Foyer     M     9'3"x6'9"     Heated Floor       Bathroom     M     2-Piece, Heated Floor		RDAL in	fron	t of Lt 29, Con 10	) Armour close		8914; Part		
Room Kitchen       Level M       Dimensions 20'x15'       Features Hardwood floor, Open Concept         Living Room/Dining Room       M       26'x26'       Balcony/Deck, Cathedral Ceiling, Fireplace, Open Concept, Sliding doors         Foyer       M       9'3"x6'9"       Heated Floor         Bathroom       M       2-Piece, Heated Floor	Legar Description.	PSR1890	0 and	i Part 1 & 2 42R8	3737; Armour				
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Living Room/Dining       M       26'x26'       Balcony/Deck, Cathedral Ceiling, Fireplace, Open Concept, Sliding doors         Foyer       M       9'3"x6'9"       Heated Floor         Bathroom       M       2-Piece, Heated Floor						or Open	Concont		
Room     doors       Foyer     M     9'3"x6'9"     Heated Floor       Bathroom     M     2-Piece, Heated Floor							•	inentres Onen Co	noont Cliding
Bathroom         M         2-Piece, Heated Floor		ig ™	4	20 X20		k, Catheur	ai ceiling, r	replace, Open Co	ncept, sliding
	Foyer	м	c	1'2"v6'0"	Hested Flee				
Bedroom 2 15'x13' Hardwood floor		1.1	-	<b>3 X X Y</b>	Heated Floor				
	Bathroom		-	5 3 80 9					

Hardwood floor

3-Piece

Bedroom	L	12'4"x11'2"	Heated Floor			
<b>Recreation Room</b>	LAG	30'x20'	Sliding doors, Walkout to Balcony/Deck			
Bathroom	L		4-Piece, Heated Floor			
Laundry Room	LAG	8'x8'				
Utility	LAG	12'4"x11'				
ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63						
			Client Full Report	Date Printed: 02/01/2019		

Prepared By: NANCY CARR, Salesperson

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

All data is subject to Errors, Omissions or Revisions and is not warranted. 02/01/2019 12:12:21 PM