

## Cross Property Client Full

**2179 PICKEREL & JACK LAKE ROAD Residential/Single Family/For Sale Price: \$739,000.00**  
**Burk's Falls, ON P0A 1C0 Active**  
**District of Parry Sound/Almaguin Highlands/Armour**



MLS#: **174330**  
 List Date: **01-Feb-2019** Bedrooms (AG/BG): **3 (2/1)**  
 Bathrooms (F/H): **3 (2/1)**

Type: **Detached**  
 Style: **Chalet**  
 Sqft Above Grade: **1,826** Sqft Below Grade: **1,174**  
 Sq Ft Finished: **3,000** Sq Ft. Unfinished:  
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **12**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Year Built/Desc: **2012/Completed / New**

Fronting On: **South** Year Built/Desc:  
 Lot Front: **106.00** Lot Depth: **424.00**  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/1.11**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **6/Private Single Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **North**  
 WF Type/Name: **Lake/Pickerel**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **106**  
 WF Features: **Beach, WF-Travelled Road Between Clean, Hard Bottom, Sandy, Shallow**

Shore Line:  
 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**

### Interior Features

Interior Features: **Alarm System, Carbon Monoxide Detector, Cathedral Ceiling, Fire Alarm System, Security System, Upgraded Insulation, Water Heater Owned, Winterized**  
 Basement: **Full/Fully Finished/Walk-Out** Fireplace: **Wood**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Air Conditioner, Air Exchanger, Central Air** Foundation: **Concrete Block**  
 Under Contract \$: UFFI: **No** Furnace Age: **2012**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age: **2012**  
 Lease To Own Equip: **None** Oil Tank Age:  
 Accessibility: Wiring Age: **2012**

### Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None** FH Common Fee:  
 Lot Shape: **Rectangular** Lot Irregularities:  
 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**  
 Site Influences: **Beach**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Water Tank Owned, Wine Cooler**

Exclusions: **NONE**

### Tax Information

Roll#: **49190000231300** Local Improve Fee/Comments **No/**  
 Pin#: **521470475** Zoning: **WRES** Taxes/Year: **\$2,575/2017**  
 Assessment \$/Year: **\$354,848/2019** Survey/Year: **Yes 1985** Survey Type: **Boundary Only**  
 Legal Description: **RDAL 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**

### Rooms

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
Bedroom	2	15'x13'	Hardwood floor
Bedroom	2	14'x13'	Hardwood floor
Bathroom	2	9'x4'	3-Piece

<b>Bedroom</b>	L	<b>12'4"x11'2"</b>	<b>Heated Floor</b>
<b>Recreation Room</b>	LAG	<b>30'x20'</b>	<b>Sliding doors, Walkout to Balcony/Deck</b>
<b>Bathroom</b>	L		<b>4-Piece, Heated Floor</b>
<b>Laundry Room</b>	LAG	<b>8'x8'</b>	
<b>Utility</b>	LAG	<b>12'4"x11'</b>	

**ROYAL LEPAGE LAKES OF MUSKOKA REALTY, BROKERAGE, HUNTSVILLE -M63**  
Client Full Report

Date Printed: 02/01/2019

Prepared By: NANCY CARR, Salesperson

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