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| Price: \$879,900 | MLS® #: 442702000203400A |
| Status: Active | |
| Address: 1031 GRASSMERE POINT RD # 1 | |
| City: GRASSMERE, P1H 2J6 | |
| Side of Road: | |
| Elem Schl: | |
| Sec. School: | |
| Lot Size: 99' X IRREGULAR | District: LB |
| Square Footage: 1,176 | Sub-Dist: SINCL |
| Ttl Liv Sq Ft.: 2,352 | Zoning: |
| S.R.A.: Open | |
| Possession: IN TIME FOR THANKSGIVING!! | |

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|------------------------------|
| PENINSULA LAKE |
| Water Frontage: 99.00 |

Public Info. Newly built magnificent 5 bedroom home or cottage on popular Peninsula Lake. Featuring an ICF foundation, 5 bedrooms, 3 baths, 2 Napoleon propane fireplaces, knotty pine doors, mouldings and great room ceiling surround you with cozy Muskoka warmth and comfort. Extensive low-maintenance landscaping including large stone steps leading you to the entrance and a fantastic flag stone patio on the lakeside. The large deck off the main living area provides a great spot for entertaining and has a great view down to the waterfront, which features a shallow entry with sand bottom, and deep water at the end of the new dock. Too many features to list! Come see for yourself!

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| Type: Single Family Bungalow | Heating: Propane, Air Exchanger, Energy Efficient | Exterior: Wood, Siding |
| Style: Freehold | Garage Type: | Driveway: Gravel |
| Title to Land: Under 0.5 Acres | Water: Lake | Foundation: Concrete, Block, Fully Finished, Walkout |
| Property Size: Landscaped, Wooded/Treed, Waterfront | Sewer: Septic | Int.Features: Air Exchanger, Ensuite, Built-In Appl, Fireplace-Gas, Hardwood Flrs |
| Land Features: Year Round Municipal Road, Year Round Private Road | Services: Electricity, Telephone | Ext. Features: Balcony, Dock, Patio, Satellite Dish |
| Access: Water Frontage, Water View | Rental Equipm.: Carpet, Wood | Roof: Asphalt Shingle |
| WF Features: Accessory Buildings: | | |

Inclusions Furnishings negotiable after sale.
Exclusions

| | | | | |
|------------------------------------|-----------------------------|---------------------------|------------------------|---------------------------------|
| Bedrooms: 5 | Sign: Yes | UFFI: NO | Garage: No | Gar.Details: |
| Bathrooms: 3 \ | Lockbox: Yes | SPIS: Acknowledged | Waterfront: Yes | Body of Water Type: LAKE |
| Rental Income: POTENTIAL | Road Type: Municipal | Survey: No | | |
| Year Built: 2008 | | | | |
| Construction Status: Exists | | | | |

| Floor | Room | Size | Floor | Room | Size |
|-------|------|------|-------|------|------|
|-------|------|------|-------|------|------|

Assessment: **\$474250** Taxes: **\$3483 (2009)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Homelife/Muskoka Real Estate Ltd., Brokerage, Huntsville -M34**

Compliments of: **DAN PINCKARD, Sales Person: 705-789-1737**
 E-mail: pinckard@vianet.ca



Website: <http://www.danpinckard.com>
Company Name: **HOMELIFE/MUSKOKA REAL ESTATE LTD.,
BROKERAGE, HUNTSVILLE -M34: 705-789-1737**



The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.