



THREE MILE LAKE	
Price: \$399,900 Status: Active	MLS® #: 445302001006100 PIN #:
Legal Descr.: CON 7, PT LOT 22 Address: 2048 WINDERMERE RD. #14 City: WINDERMERE, P0B 1P0 Side of Road: North	
Elem Schl: WATT Sec. School: BMLSS	
Lot Size: 205 X IRREG/3.12 ACRES Square Footage: 1,414 Ttl Liv Sq Ft.: 2,764 S.R.A.: N/A	District: ML Sub-Dist: WATT Zoning: Occupancy: Owner
List.Date: 03-MAY-2007	Possession: TBA

THREE MILE LAKE	
Water Frontage: 205.00	Exposure: North

Realtor Remarks Large, modern viceroy style lakefront home/cottage on popular 3 Mile Lake. Excellent privacy and a very pretty view. Huge dock at waters edge.

Directions To follow

Show.Instr. T.L.B.O

Geo-coordinates Longitude: Latitude: Quality:

Type: Cottage/Rec Properties	Heating: Electric, Wood	Exterior: Wood
Style: Bungalow, Bung - Raised	Garage Type: None	Driveway: Circular, Gravel
Title to Land: Freehold	Water: Well	Foundation: Concrete
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Int.Features: Woodstove(s), Laund-Main FI
Land Features: Hardwood Bush, Wooded/Treed, Sloping / Terrace, Waterfront	Services: Electricity, Telephone	Ext. Features: Balcony, Deck, Dock
Access: Year Round Municipal Road, Year Round Private Road	Rental Equipm.: Water Heater	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Carpet, Wood	
Accessory Buildings:		

Inclusions

Exclusions

Bedrooms: 4	Sign: Yes	UFFI: NO	Garage: No	Gar.Details: NONE
Bathrooms: 3 \	Lockbox: Yes	SPIS: Completed	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: POTENTIAL	Road Type: Private	Survey: Yes		
Year Built: 1987				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
	LIVING ROOM	22'3X19'6		STORAGE	14X10'7
	KITCHEN	19X11		UTILITY	10'11X9'5
	MASTER BEDROOM	15'7X9'7		LAUNDRY	9'9X4'6
	BEDROOM	9'9X8'3		OTHER	7'6X9 DECK
	BEDROOM	13'2X11		BATH (# pieces 1-6)	1X4PC
	REC ROOM	18'3X18		BATH (# pieces 1-6)	1X4PC
	DEN/OFFICE	11'2X12'4		BATH (# pieces 1-6)	1X3PC

Assessment: \$307,000	Taxes: \$2060 (2006)	Improvement Charges:
Condo Fee:	Mobile/Leased Land F:	
Seller Name: ROSANNA MALLAIS	Home Tel.:	Bus.Tel.:
Listing Office: Royal LePage Lakes of Muskoka, Brokerage, Huntsville -M63 705 789-9677	Listing Agent: THOMAS HARSANYI -787-1372	
	Listing Agent: LES SZAWLOWSKI -788-3147	
SP: 3.5		

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.