

POST HOMES



MUSKOKA LAKE
1023 Birch Point Rd.
(Gravenhurst)
Asking price: \$1.185-million
Taxes: \$3,052 (2011)
Bedrooms: 3+1
Bathrooms: 3
MLS# 440202001800200

**SANDY SHORELINE,
WEST EXPOSURE**
A row of blue and white Muskoka chairs on a large dock on this property offer views of spectacular vistas and sunsets, says listing agent Anita Latner.

The "gentle estate-like, kid-friendly" private lot has 110-feet of water frontage that has a sandy shoreline and a west exposure.

The property is unique because it includes two cottages, which you wouldn't be allowed to build under today's bylaws, she says. The renovated main

year-round cottage has 2,740 square feet that includes three bedrooms, three bathrooms and a second-floor family room. The lower level has a recreation room and a bedroom.

Other features of the wood-and-stone main cottage include a whirlpool tub, a fireplace, built-in appliances, a hot tub and a main-floor laundry.

The summer cottage has a kitchenette, a fireplace, a Muskoka room and a bathroom.

Furniture, appliances and some boats are included in the purchase price.

A single-slip boathouse, a two-car garage, a dock and a circular gravel driveway are other property features.

Area amenities include golf courses between Bracebridge and Gravenhurst.

Listing Broker: Anita Latner Realty (Anita Latner)

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