



MOVE IN AND ENJOY - IT'S PERFECT!	
Price: \$329,900	MLS® #: 11213808
Status: Active	PIN #: 521470168
Legal Descr.: PCL15284 SEC SS, LOT 25 PLAN M261 PLUS SHORE ROAD ALLOWANCE BEING PT.7 ON 42R07410, ARMOUR TOWNSHIP, PARRY SOUND DISTRICT	
Address: 608 SKYLINE DR	
City: ARMOUR, P0A 1C0	
Side of Road: South	
Elem Schl:	
Sec. School:	
Lot Size: 186' (LK) X669X130X 314	District: AH
Square Footage: 640	Sub-Dist: ARMOU
Ttl Liv Sq Ft.: 1,063	Zoning:
S.R.A.: Close	Occupancy: Vacant
List.Date: 10-SEP-2011	Possession: 30-60 DAYS TBA

THREE MILE LAKE

Water Frontage: **186.00** Exposure: **South**

Realtor Remarks Enjoy the privacy of 185ft frontage and 3/4 acres. The winterized cottage is barely visible from the road and it has good side lot privacy too. Lots of natural light with many windows on both floors. The main floor has bright pine flooring and is tastefully decorated throughout, including the cedar finished bathroom. The basement is 2/3rds finished with a large bedroom suite complete with separate living room and it's own 3 pc. washroom. Open concept with double garden doors opening onto the covered porch that is a stone's throw from the water. Sandy shoreline with some larger boulders. Lakeside 16'x20' dryland boathouse. This cottage shows AAA-1 and comes furnished and in move in condition and has been priced to sell. Great rental, repeat customers.

Directions Hwy 11 to Three Mile Lake Road to Skyline Drive
Show.Instr. Lock Box. Call Listing office
Geo-coordinates Longitude: Latitude: Quality:

Type: Cottage/Rec Properties	Heating: Electric, Baseboard	Exterior: Wood
Style: Bungalow	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Heated Line, Lake	Foundation: Concrete, Block, Partially Finished, Full, Walkout
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Int.Features:
Land Features: Waterfront	Services: Electricity, Telephone	Ext. Features: Deck, Dock, Patio, Satellite Dish
Access: Year Round Municipal Road	Rental Equipm.:	Roof: Asphalt Shingle
WF Features: Water Frontage	Flooring: Wood, Laminate	
Accessory Buildings: Single Boathouse		

Inclusions see chattels list - pretty much everything stays
Exclusions Antique wooden wall phone, two canoes and paddles

Bedrooms: 2+1	Sign: Yes	UFFI:	Garage: No	Gar.Details: BOAT HOUSE (16'X20')
Bathrooms: 1 \ 1	Lockbox: Yes	SPIS: Yes	Waterfront: Yes	Body of Water Type: LAKE
Rental Income: YES	Road Type: Municipal	Survey: No	Heat \$/yr.: 1440 (ALL HYDRO)	
Year Built:				
Construction Status: Exists				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	8' X 10'	BASEMENT	LIVING ROOM	7'11 X 14'11 (IRREG)
MAIN FLOOR	DINING ROOM	COMBO WITH DINING RM	BASEMENT	BEDROOM	10'7 X 15' (IRREG)
MAIN FLOOR	LIVING ROOM	13'9 X 15'4 (IIREG)	LOWER LEVEL	OTHER	PATIO 11' X 26'
MAIN FLOOR	MASTER BEDROOM	10' X 11' (IRREG)	MAIN FLOOR	OTHER	DECK 11'X26' (APPROX)
MAIN FLOOR	BEDROOM	7'9 X 9'10			

Full Assessed Value: **\$329,000** Phased Assessment: **296250 (2011)**
 Taxes: **\$2656 (2011)** Improvement Charges:

Condo Fee: Mobile/Leased Land F:

Seller Name: **BRIAN JOHN MACKENZIE** Home Tel.: Bus.Tel.:
 Seller Name: **KARIN MACKENZIE** Home Tel.: Bus.Tel.:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Huntsville** Listing Agent: **KEN MASHINTER 705-636-0168 - M219 705 788-1444**

Condition Clause: Escape Clause:
 SP: **2.5%**

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.