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Sunnyside Up

Sunnyside Up located on Lake Muskoka
Cottage rentals starting at \$1280 CA/night

 10 PERSONS

 4 BEDROOMS

 2.0 BATHROOMS



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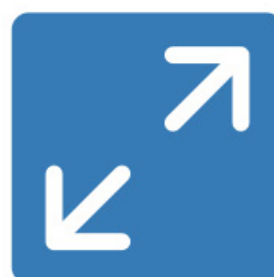
Lake Muskoka Cottage Rental Overview

Welcome to Sunnyside Up! This 4 bed 2 bath spacious and bright year-round cottage is located just north of Gravenhurst on the shores of Lake Muskoka. Beautifully landscaped, nestled in a quiet bay with deep water off the dock, stunning lake views and a level lot close to the water make this the ideal family cottage.

Location

Sunnyside Up is a lovely family cottage on Lake Muskoka, surrounded by beautiful grounds that provides glorious all-day sun and amazing views! The cottage is located close to the shore and offers amazing lake views. It also boasts a fire pit which is perfect for roasting marshmallows or staying warm on a cool summer night. There are

Size



1650 sqft

Property



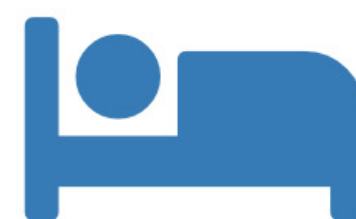
Cottage

Sleeps



10

Bedrooms



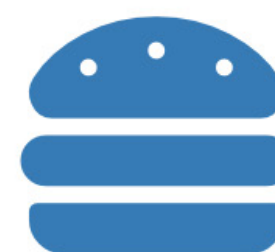
4

Bathrooms



2.0

BBQ



Gas

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Lake Muskoka Cottage Rental Overview

lovely landscaped gardens and a level, grassy lawn, great for kids to run and play. A walkway brings you towards the waterfront, which comes equipped with a spacious dock for boat parking, and offers great swimming conditions with deep water off the end of the dock and 104 Feet of Lake Muskoka shoreline. Ample parking for renters.

Main Level

Kitchen

- Beautiful kitchen with high-end appliances, granite countertops and quartz island counter that seats 3.

Boating



Swimming



Fireplace



Wood Burning

Parking



6 Cars

Pets Allowed



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Lake Muskoka Cottage Rental Overview

Dining Room

- The dining room sits off of the kitchen and features an amazing wooden table with seating for 8 and a walkout to the deck.

Muskoka Room

- A rectangular table surrounded by wicker patio furniture including 2 chairs, 2 sofas and mini fridge.

Living Room

- The cozy living room features a plenty of seating, and a comfortable papasan situated around a flat screen TV and wood burning fire-place.

Outdoor Activities

- Dock has 4-Muskoka Chairs with Umbrella.
- Fire pit area has 8-Muskoka Chairs with 1-Foot Stools and 3-Side Tables.
- Cottage entrance deck has 4-Muskoka Chairs with 4-Foot Stools and 1-Side Table
- 2 Paddle boards
- 2 kayaks
- 1 Paddle Boat

Inclusions / Exclusions

- This cottage is equipped with wifi, air conditioning, a generator
- This cottage participates in MDR's White Linen Program
- This cottage includes 4 hours of midweek housekeeping

Parking

- 6 cars outside

Cottage Rules

- Maximum 10 guests
- ALL of our properties are Non-smoking
- Pets considered, must sign Pet Waiver. Please review the full house rules in your rental contract.

Guest Access

- The entire place is yours for the duration of your stay.

Neighborhood

Conveniently located for day trips to Gravenhurst, Bala, Port Carling or Bracebridge by boat or car for farmers markets, LCBO, grocery store, restaurants, shopping, and golf. Kids will love the free weekly Tuesday evening waterski show and adults can be entertained with concerts at the Kee to Bala. For running or hiking enthusiasts the surrounding cottage roads provide a safe, shady 1-hour loop and it is only a 10 min drive to the beautiful Hardy Lake Provincial Park hiking trails. When you get back, take a swim in the quiet bay or go for a kayak adventure on the lake. Area is also great for paddle boarding (not provided) and fishing.

Interaction

We are an email away if you need us!

Other things to note

Please note we will place a hold of \$2,000 onto your credit card at check in as a hold against potential damage, we will release this hold 7 days after check out.

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Lake Muskoka Cottage Rental Beds by Room

Sunnyside Up on Lake Muskoka Cottage Rental Beds by Room

Bed and Bath Configuration

Main Floor

- Bedroom 1 – Queen (principal) sleeps 2
- Bedroom 2 – Queen sleeps 2
- Bedroom 3 – Double sleeps 2
- Bedroom 4 – Double sleeps 2 plus 1 Bunk Beds sleeps 2
- Living Room – Premium Double pull out sofa sleeps 2
- Bathroom 1 – 3-piece with stand-alone shower
- Bathroom 2 – 4-piece with shower tub combo

Bedroom 1



Queen Size

Bedroom 2



Queen Size

Bedroom 3



Double Bed

Bedroom 4



Double Bed

Living Room



Premium
Double Sofa Bed



Bunk Bed

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Lake Muskoka Cottage Rental Amenities



Free Parking on Premises



Free Parking on Street



Air Conditioning



Heating



Wireless Internet



Internet



Laptop Friendly Workspace



Kitchen



Washer



Dryer



Hair Dryer



Iron



Cable TV



TV



Essentials



First Aid Kit



Shampoo



Hangers



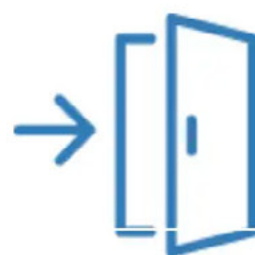
Smoke Detector



Carbon Monoxide



Fire Extinguisher



Private Entrance



Family / Kid Friendly



Pet Friendly



Bed Linens



Microwave



Coffee Maker



Refridgerator



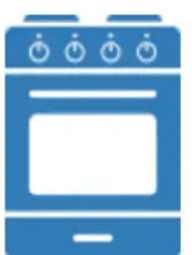
Dishwasher



Dishes and Silverware



Cookware



Oven



Stove



BBQ Grill

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Concierge



Speak with our cottage Concierge about additional fee for service add-ons Catering, private chef services daily maid service, water taxis, yoga on the dock, boat rentals, trampoline and water lily rentals, grocery, wine and beer stocking and we can even arrange to have cocktails waiting upon your arrival. Whatever you need just ask! We want to make your time at the cottage as relaxing and fun filled as possible!

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Aerial View



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Bathrooms



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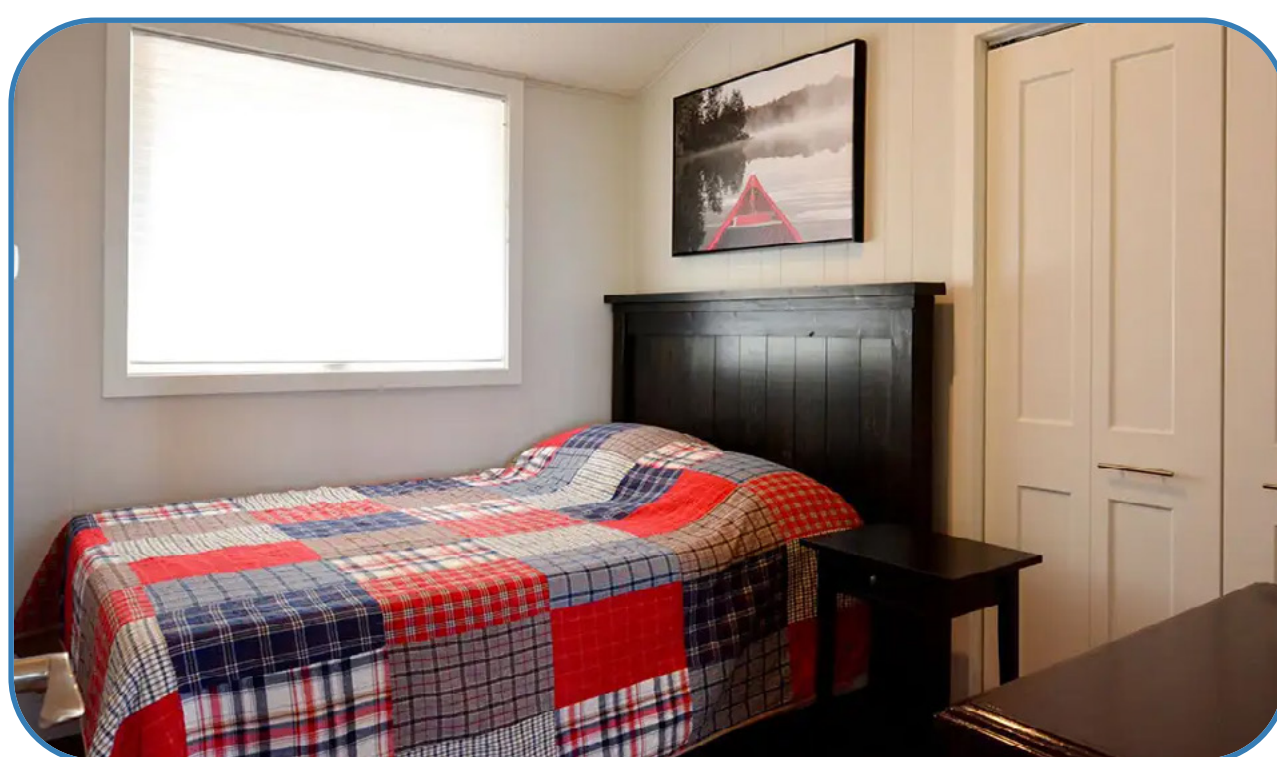
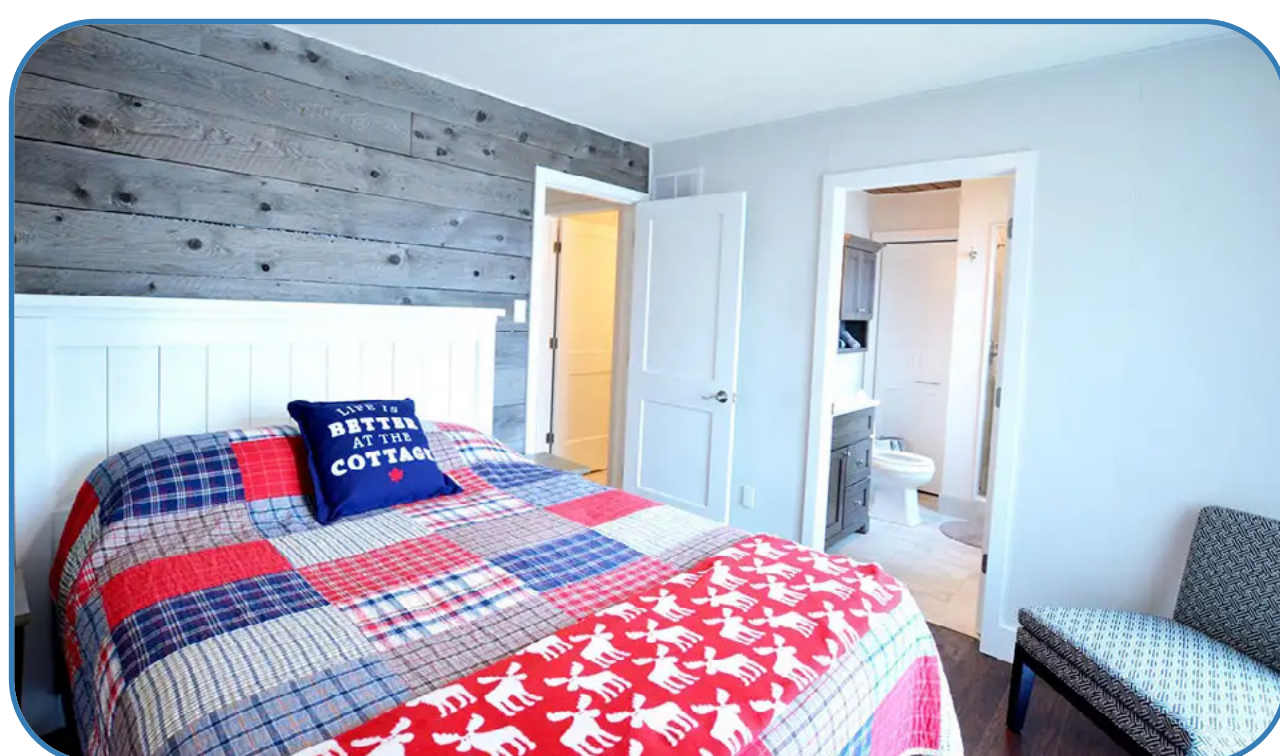
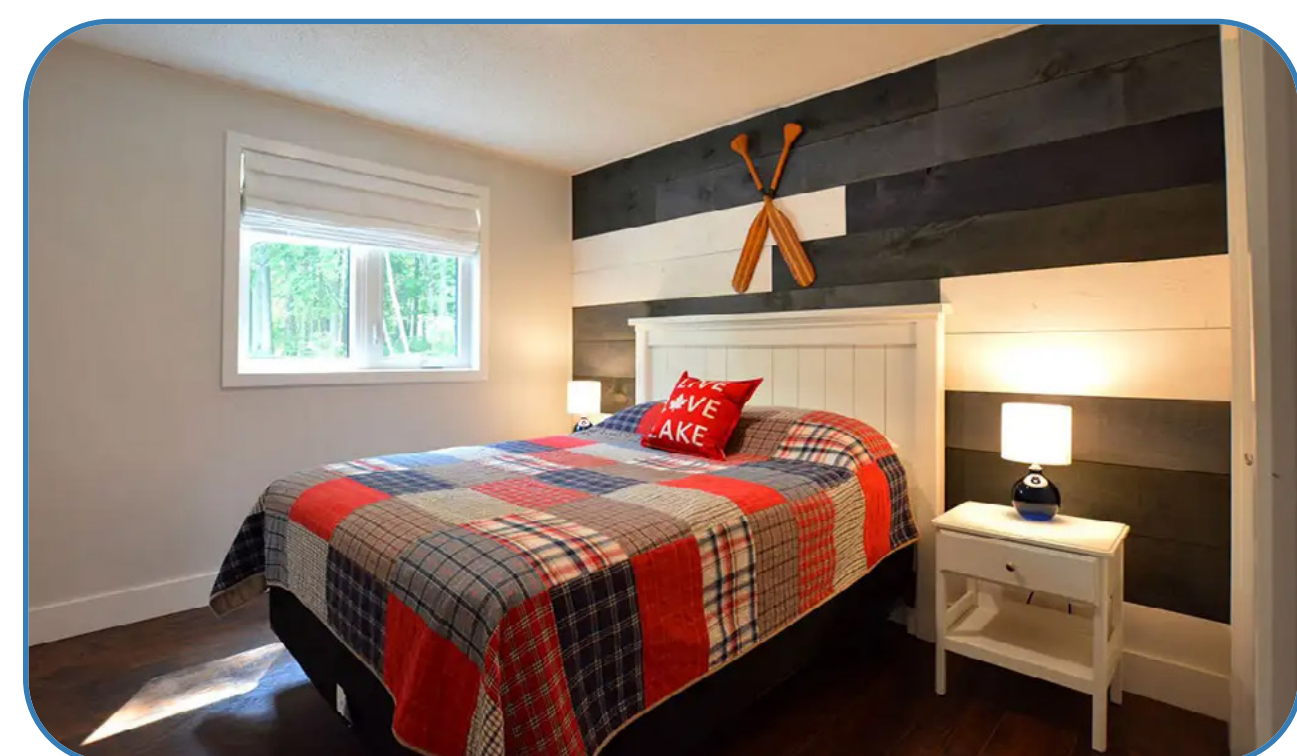
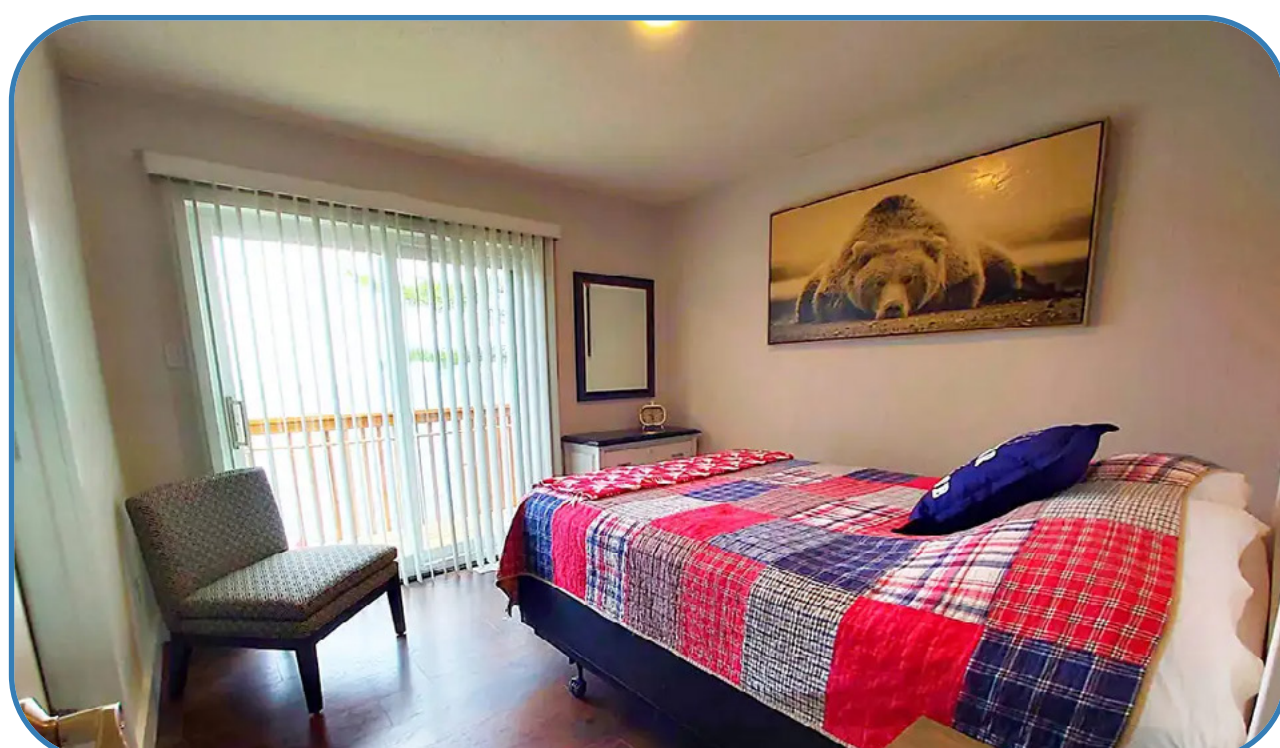


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Bedrooms



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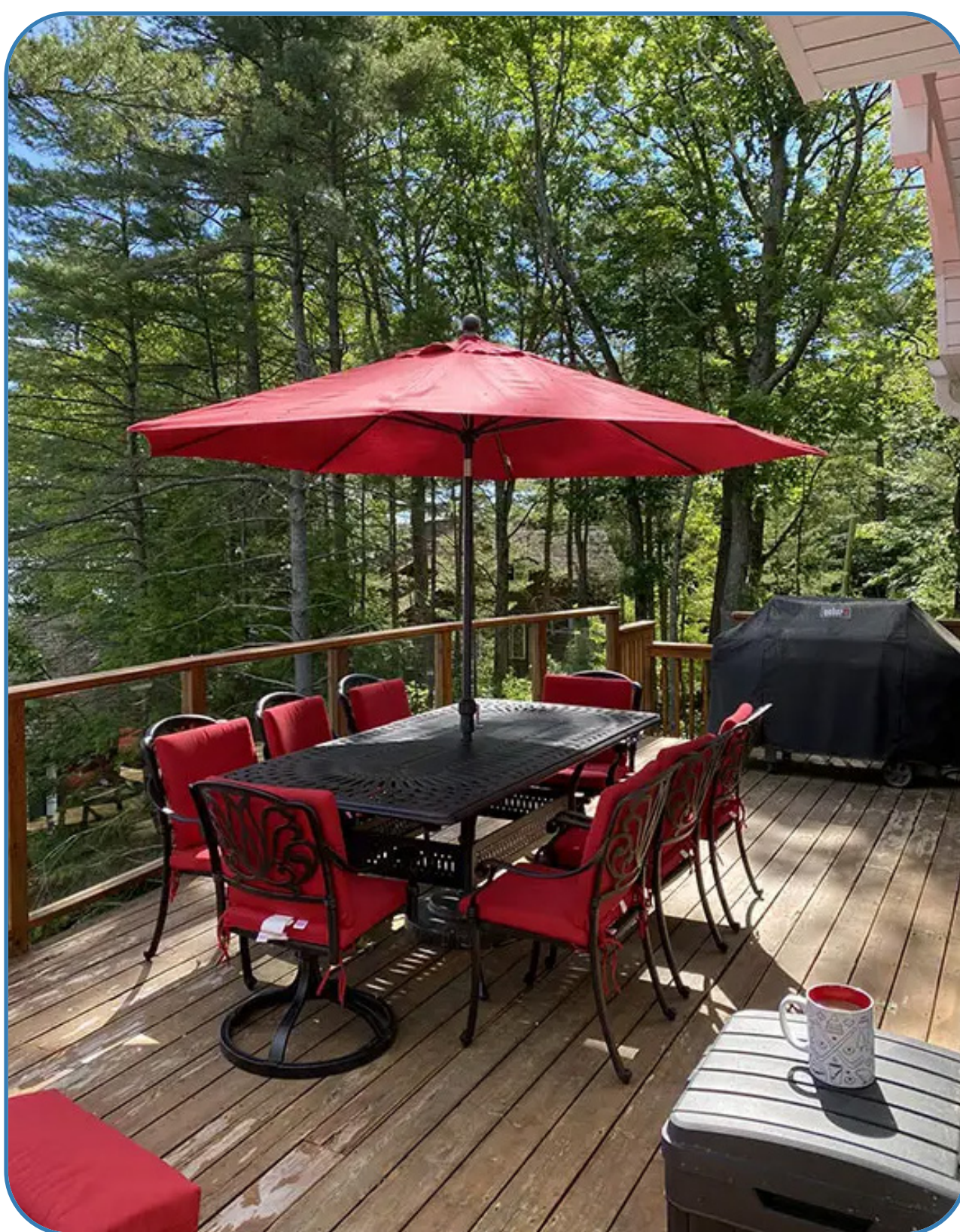
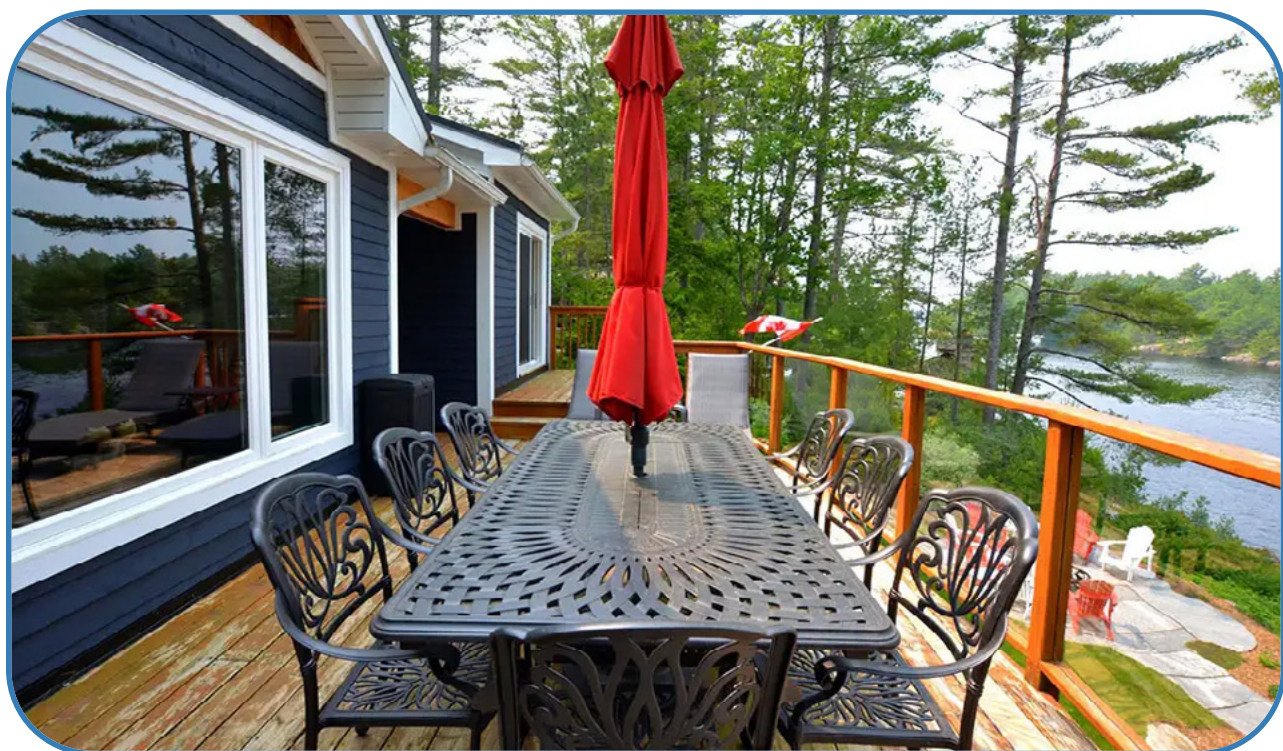


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Deck



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Dining



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Dock



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Fire Pit



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Front Entrance



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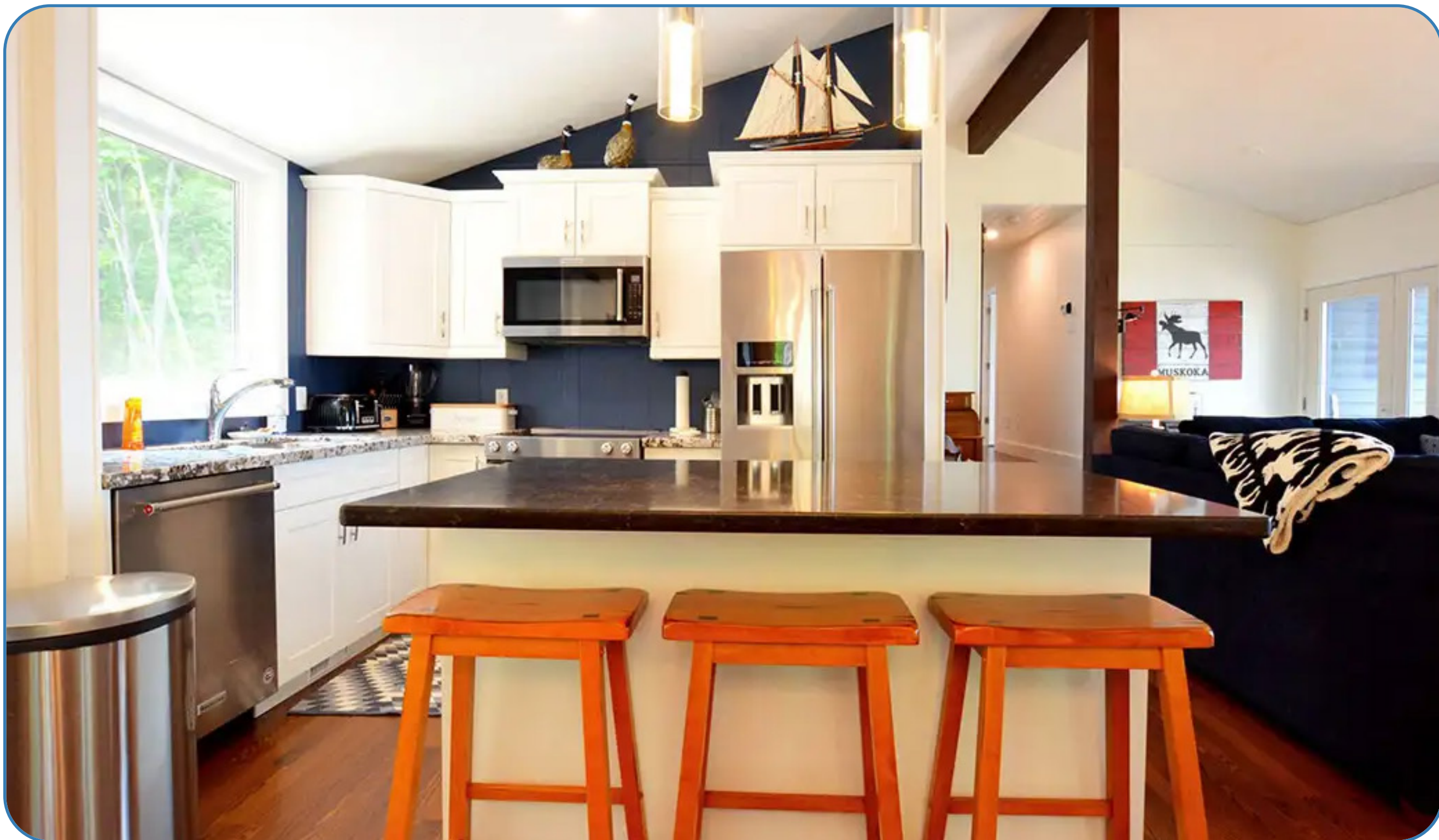


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Kitchen



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Lake Views



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Laundry



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Living



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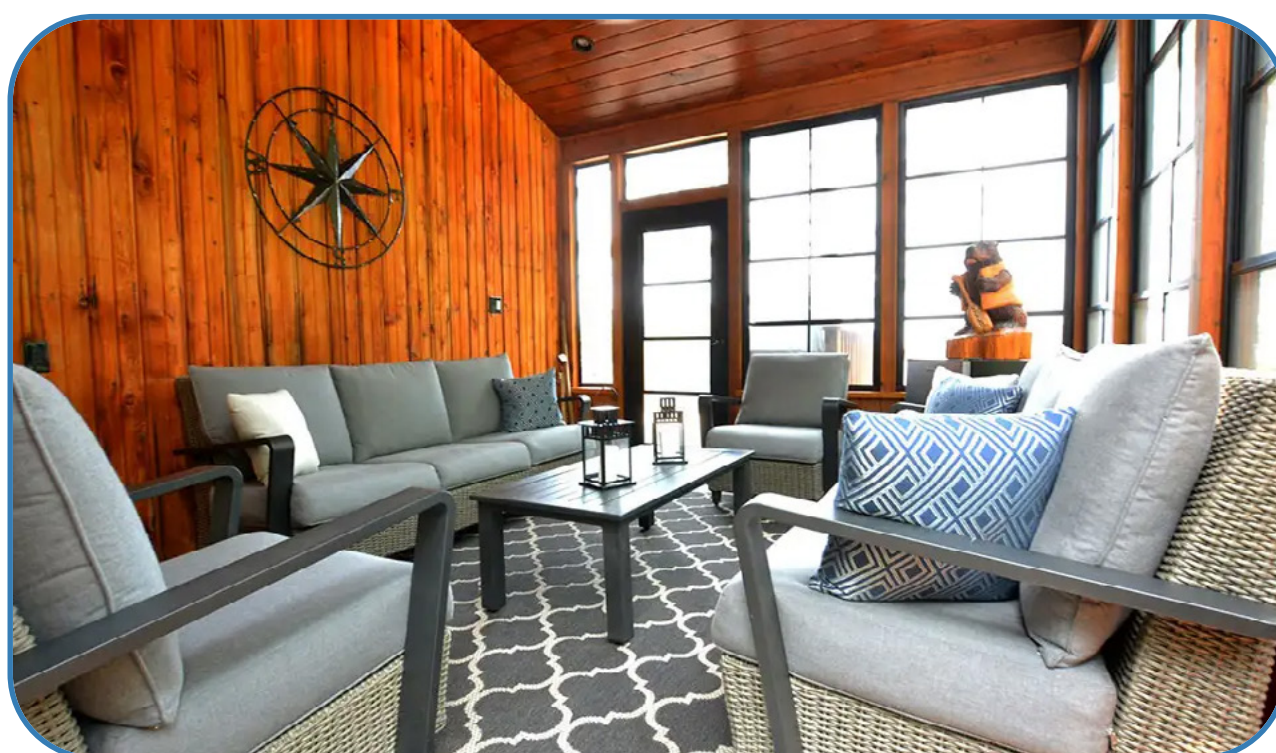


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Muskoka Room



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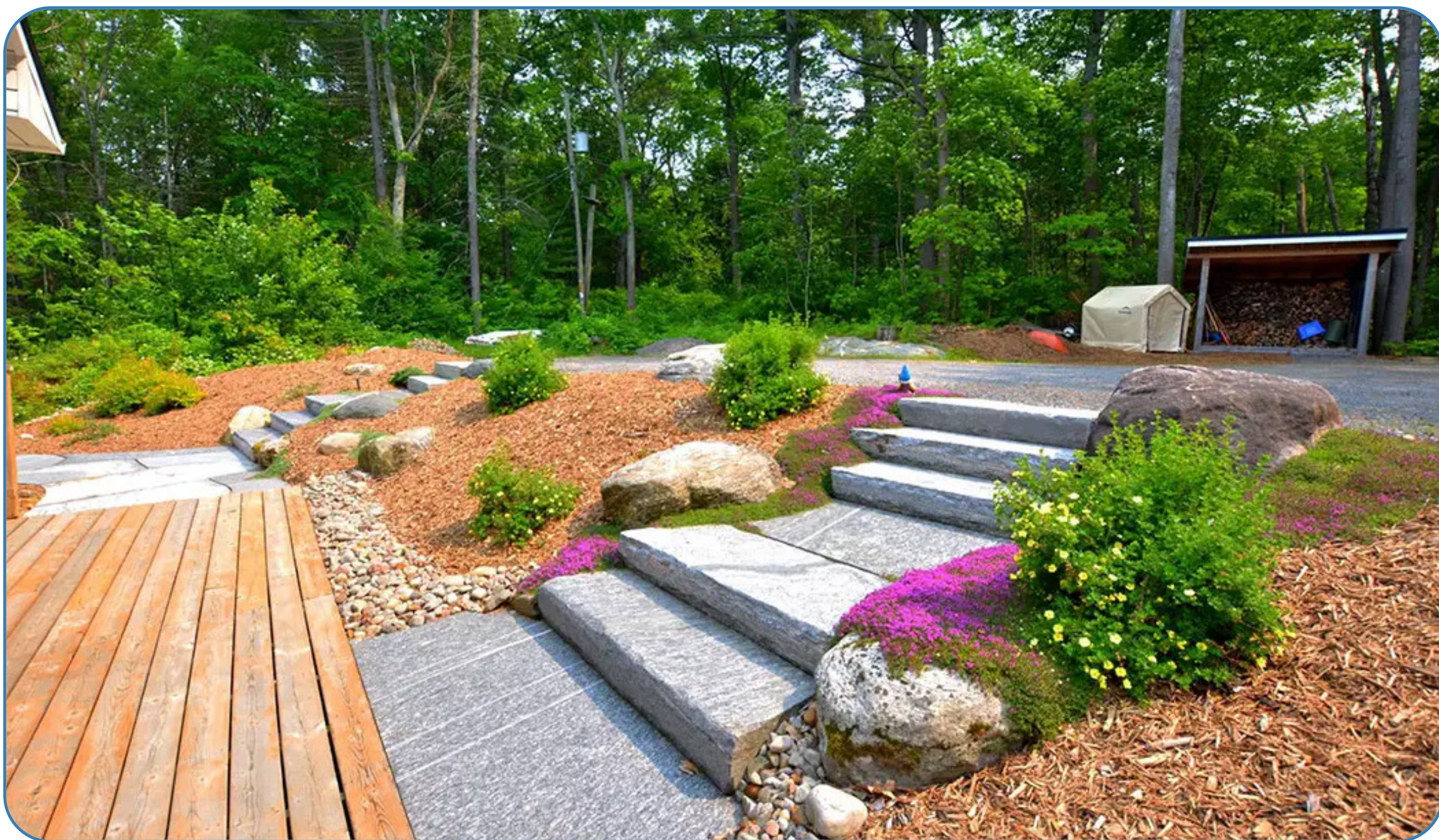


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Walway



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Lake Muskoka Cottage Rental Rates

	Weeknight	Weekend	Weekly	Monthly	Minimum Stay
Base Rate	CA\$1,280.00	CA\$1,280.00	CA\$8,960.00	Call Us	7

Disclaimer: Pricing can fluctuate up and down according to the season

	Amount
Online Booking Fee	5%
Damage Deposit	CA\$2,000.00
Accidental Damage Waiver	CA\$99.00
HST	13%

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Code of Conduct

All potential guests must complete a rental application where you will be asked to provide a full guest list, ages of all guests, the name, address & employer of the primary applicant as well as your home insurance policy details as your third party liability travels with you when you rent. The primary guest must be 30 years of age or older to book. If you have one 30 year old and the rest are younger please DO NOT instant book. Email us to discuss options for you. Large groups of singles are encouraged not to instant book as many of our owners prefer families only. If you booked using AirBNB, you will also be required to pay the refundable damage deposit either through the AirBNB resolution center or directly to MDR. This will be refunded to you within 7 business days of check out and after the post check out inspection confirms there is no damage to the property. No reservation is confirmed until approved by MDR. The application will form the basis of your short-term lease agreement with MDR and you understand and agree that you will abide by the terms therein. We will see you when you check in. If you have misrepresented yourself (your age, purpose of use) or your group, we reserve the right to cancel your stay without refund. If we find out after the fact you have automatically forfeited your damage deposit for breach of contract. We are looking for mature individuals who can be responsible for their actions, and show respect.

Rates are subject to change until your reservation is confirmed.

Linen, beach & bath towels included.

If Pets are permitted at this rental, this will be limited to 2 small or one large dog, no other types of animals and will be solely based on the discretion of the owner and you will be asked to sign a pet waiver and possibly to pay an additional pet cleaning fee. Wet pets are not permitted inside. Pets are not permitted on the furniture at any time.

No smoking, electronic or otherwise, inside the cottage. If you do smoke outside, you must NOT flick ash or butts on the ground as these represent a fire hazard.

Open fires in the fire pit only please & check burn restrictions for the area before you arrive.

Fireworks are NOT permitted.

Please leave the property as you found it, tidy and with all garbage disposed of per the welcome letter. Note there may be a garbage removal fee of as much as \$500 per week. Professional cleaners will prepare the cottage for your arrival using Covid19 cleaning protocols. If you paid a cleaning fee, a check out cleaning will be scheduled, otherwise you can request a check out clean for a fee. You are expected to leave the cottage as you found it, tidy and in good repair.

WIFI is available at all of our cottages (unless specifically noted).

WEDDINGS are permitted at a limited number of properties and there are additional fees for events, including a \$2500 fee for weddings in addition to the rent. Please email us for details.

INDEMNIFICATION: You indemnify the owners of the rental property, their heirs and also their agent Muskoka District Rentals for any and all damage or injury that may occur either prior to, during or after your stay. Further, you acknowledge that Snowmobiling, Boating and all water sports are inherently dangerous. Please make sure you wear proper lifejackets at all times on the water and note these may not be provided for you at the rental property.

LIMITATIONS OF LIABILITY: I/we represent, warrant, acknowledge and agree that I/we will use the cottage and its facilities in accordance with the booking agreement and the household rules and I/we do so at our own risk and that I/we indemnify and save Muskoka District Rentals, Sotheby's International Realty Canada, all employees of aforementioned companies, the property owner and their heirs harmless from any personal injury, sickness or death, loss or damage, however caused to person or property of the Renter, his/her family, or guests before, during or after the time of occupancy. Further, I/we accept full responsibility for the risk to personal health of renting property owned and occupied by unrelated persons during the Covid19 Pandemic.

To ensure the quiet enjoyment of the lake by our neighbours, music or loud noise of any kind is not permitted after 10pm or before 8am.

Resort Fee: For a one-time fee of \$99.00, the Accidental Damage Limited Waiver of Liability will waive a claim against the Guest for the cost to repair or replace any accidental damage taking place at the property during the rental period for up to a total of \$3,000.00 in damages. The Accidental Damage Limited Waiver of Liability only applies to accidental damage as determined by Muskoka District Rentals. A damage deposit will still be required for casual damages, internet overage charges, extra cleaning charges, garbage disposal, pet cleanup, etc. The Accidental Damage Limited Waiver is not Insurance.

We hope you have a wonderful time at the lake!

Best regards,

The MDR Team

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