



**ROSSEAU LAKE**  
 Water Frontage: **538.00** Exposure: **Multi**

|  |                                |
|--|--------------------------------|
| Price: <b>\$4,675,000</b>  | MLS® #: <b>521990696</b>       |
| Status:  | PIN #: <b>521990696</b>        |
|  | Roll #: <b>490302000107600</b> |
| Legal Descr.: <b>PLAN 163, LOTS 2 &amp; 3, PT. LOTS 1 &amp; 4, PL. GUN ST., PT. FARQUHAR ST., RP 42R17449, PARTS 1 TO 6 &amp; 9 &amp; 10, SEGUIN</b> |                                |
| Address: <b>24 FARQUHAR ST</b>   |                                |
| City: <b>ROSSEAU, P0C 1J0</b>  |                                |
| Side of Road: <b>South</b>   |                                |
| Lot Dimension/Acreage: <b>538' X IRREG (4.62A)</b>   | Major Area: <b>MH</b>          |
| SQ.FT. above: <b>2,933</b>   | District: <b>ML</b>            |
| Total SqFt Finished: <b>4,349</b>  | Sub-Dist: <b>SEQUI</b>         |
| Shore Road Allowance (SRA): <b>Owned</b>   | Zoning: <b>0</b>               |
|  | Occupancy: <b>Owner</b>        |
| List.Date:   | Possession: <b>ON CLOSING</b>  |

**REALTOR® Remarks** An exquisite chateau on northern Rosseau. Sophisticated southwest oriented Lakefront Estate with stately 'Group of 7' pine and rock shore of 538 ft. assessed on 4.62 acres with luxurious Nantucket flavoured glorious Eastern Seaboard style principal res. serving up 4,300 sq. ft. of interior finery, solid wood floors, classic stone fireplaces, chef's kitchen, Butler's pantry, winter and summer dining rooms, statement stair tower, lakeside screened Muskoka room & covered porches, main floor Master Suite & bdrms. with window seats. Handsome exterior finishes of cedar shakes & stone. Stone paths, stone terraces, irrigated gardens, tennis court, stunning 3 slip boathouse with 2 bdrm. 'Pied-a-Terre' & sunset porch atop. Unsurpassed privacy, an exclusive address, within walking distance of 'the village' with premium "as good as it gets" southerly lake vistas & sun all day exposure. Too exquisite for words.

|  |  |  |
|--|--|--|
| Type: <b>Cottage/Recreational</b>                              | Heating/Mechanical: <b>Air Exchanger, Central Air, Fireplace - Wood, Forced Air, Propane</b> | Exterior: <b>Wood</b>                                |
| Style: <b>2 Storey</b>   | Garage Type: <b>None</b>   | Driveway: <b>Gravel</b>                              |
| Title to Land: <b>Freehold</b>                                 | Water: <b>Drilled, Well</b>  | Basement: <b>Crawl, Partial, Unfinished</b>          |
| Property Size: <b>3.0 - 9.99 Acres</b>                         | Sewer: <b>Septic</b>   | Interior Features: <b>Alarm, Fireplace(s)</b>        |
| Land Features: <b>Cleared - Part, Wooded/Treed</b>             | Utilities/Services: <b>Electricity, Garbage Pickup</b>                                       | Ext. Features: <b>Balcony/Deck/Patio, Tennis Crt</b> |
| Access: <b>Year Round Municipal Road</b>                       | Rental Equipm.: <b>Propane Tank</b>  | Roof: <b>Asphalt Shingle</b>                         |
| Waterfront Features: <b>Boathouse, Dock</b>                    | Lease-To-Own Equip: <b>None</b>  | Flooring: <b>Wood</b>                                |
| Accessory Buildings: <b>Double Boathouse, Storage Building</b> |  |  |

Easements/Restrictions: **Right of way**

**Inclusions** Dishwasher, Dock, Dryer, Refrigerator, Storage Shed, Washer ; GE Profile wall oven, KitchenAid 5 burner stove top, LG fridge/freezer, KitchenAid exhaust hood, Maytag dishwasher, GE fridge/freezer, GE mini fridge, Maytag Neptune washer & GE dryer  
**Exclusions** None

|                          |                                      |  |
|--------------------------|--------------------------------------|--|
| Bedrooms: <b>5</b>       | Sign: <b>Yes</b>                     | Garage: <b>No</b>                                      |
| Bathrooms: <b>3 \ 1</b>  | Lockbox: <b>None</b> SPIS: <b>No</b> | Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b> |
| Rental Income: <b>NO</b> | Road Type: Survey:                   |  |

| Floor      | Room           | Size      | Floor      | Room    | Size      |
|------------|----------------|-----------|------------|---------|-----------|
| MAIN FLOOR | KITCHEN        | 32' X 15' | MAIN FLOOR | MUSKOKA | 15' X 12' |
| MAIN FLOOR | DINING ROOM    | 21' X 14' | 2ND FLOOR  | BEDROOM | 13' X 17' |
| MAIN FLOOR | LIVING ROOM    | 20' X 24' | 2ND FLOOR  | BEDROOM | 13' X 16' |
| MAIN FLOOR | DEN/OFFICE     | 13' X 14' | 2ND FLOOR  | BEDROOM | 13' X 11' |
| MAIN FLOOR | MASTER BEDROOM | 19' X 15' | 2ND FLOOR  | BEDROOM | 13' X 12' |
| MAIN FLOOR | LAUNDRY        | 11' X 7'6 |            |         |           |

Taxes: **\$25,373 (2014)** Phased Assessment: **\$4,512,873 (2015)**

Seller Name: Home Tel.: Bus.Tel.:  
 Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage** Listing Agent: **RICHARD SCULLY 705-644-9393**

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.