



JOSEPH LAKE

Water Frontage: **288.00** Exposure: **East**

Price: \$5,495,000	MLS# #: 481470319
Status:	PIN #: 481470319
	Roll #: 445304001003200
Legal Descr.: PART LOT 21, CONC. 5, MEDORA, AS IN DM346145, MUSKOKA LAKES, CL 14627, PT. BED LAKE JOSEPH AND RP 35R22180, PARTS 1 & 2	
Address: 1101 ELGIN HOUSE RD	
City: PORT SANDFIELD, P0B 1J0	
Lot Dimension/Acreage: 288' X IRREG (.87A)	Major Area: MH
Zoning Source: Other	District: ML
SQ.FT. above: 3,400	Sub-Dist: MEDOR
Total SqFt Finished: 3,400	Zoning: WR4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks An exquisite chateau on south Lake Joe. Handsome principal res. presents an exemplary union of `olde & new` with solid wood floors, chef's kitchen with butler's pantry, Sub Zero fridges, custom cabinetry, winter and summer dining rooms, 4 fireplaces, screened covered wicker adorned verandah, luxurious baths, state of the art mechanicals, modern technological features & amenities – too exquisite for words. Stunning 2 slip 2 storey oversized grandfathered never to be had again boathouse with stone fp. & 900 sq. ft. of finished interior living space. Self-contained water's edge guest cabin, sand beach, deep and shallow water, lavish manicured level grounds with wood & stone terraces, water's edge stone barbeque `pit` & elegant bar area. An exclusive Port Sandfield estate with stunning curb appeal & a most coveted address `at the hub of the clubs`.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Fireplace - Gas, In Floor, Insulated, Radiant, Wired-in generator	Exterior: Wood, Other
Style: 2 Level	Garage Type: Attached, Single	Driveway: Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Concrete
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Basement: Partial, Partially Finished
Land Features: Cleared - Part, Landscaped, Level, View, Water View	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone	Interior Features: Alarm, Built-in Appliances, Ensuite, Fireplace(s), Furnished, Main Floor Family Room, Main Floor Laundry
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank	Ext. Features: Balcony, Built-In BBQ, Sprinkler System
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Mixed, Sandy		Flooring: Tile, Wood
Accessory Buildings: Bunkie, Double Boathouse		

Inclusions Other ; See chattel list
Exclusions Other

Bedrooms: 4+0	Sign: Yes	Garage: Yes
Bathrooms: 2 \ 2	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Road Type: Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24' X 15'	MAIN FLOOR	MUSKOKA ROOM	39' X 12'
MAIN FLOOR	DINING ROOM	20' X 14'	MAIN FLOOR	DINING ROOM	15' X 11'
MAIN FLOOR	SITTING ROOM	23' X 15'	2ND FLOOR	DEN/OFFICE	11' X 13'
MAIN FLOOR	KITCHEN	18' X 10'	2ND FLOOR	MASTER BEDROOM	12' X 16'
MAIN FLOOR	TV ROOM	15' X 15'	2ND FLOOR	BEDROOM	15' X 12'
MAIN FLOOR	LAUNDRY	8' X 17'	2ND FLOOR	BEDROOM	11' X 10'

Taxes: **\$16,123 (2015)** Phased Assessment: **\$2,678,000 (2016)**

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

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