



**LITTLE JOSEPH LAKE**

Water Frontage: **505.00**

Exposure: **West**

Price: <b>\$6,690,000</b>	MLS® #: <b>481430096</b>
Status:	PIN #: <b>481430096/481430413</b>
	Roll #: <b>445304001808500</b>
Legal Descr.: <b>SEE DOCUMENT SECTION FOR FULL LEGAL DESCRIPTION ALSO INCLUDES PIN NO. 521950187 AND 521950311</b>	
Address: <b>2581 PENINSULA RD # 3</b>	
City: <b>MINETT, P0B 1J0</b>	
Side of Road: <b>West</b>	
Lot Dimension/Acreage: <b>45.96 ACRES/505' X IRREGULAR</b>	Major Area: <b>MH</b>
Zoning Source: <b>Other</b>	District: <b>ML</b>
SQ.FT. above: <b>5,775</b>	Sub-Dist: <b>MEDOR</b>
Total SqFt Finished: <b>5,775</b>	Zoning: <b>S/SR1/RU 2</b>
Shore Road Allowance (SRA): <b>Owned</b>	Occupancy: <b>Owner</b>
Road Access: <b>Yes</b>	Contact Exp. <b>N</b>
	Permitted:
List.Date:	Possession: <b>T.B.A.</b>

**REALTOR®  
 Remarks**

An understatedly elegant 4 bdrm main residence is partnered with a pretty (fully self contained) 3 bdrm guest cottage on this highly coveted 'Big 3' locale, both sharing stunning centre-stage views up the entirety of Little Lake Joe. The main residence's vaulted great rm w/ it's wall of windows has 3 distinct living areas. A wood panelled office, full bar and flagstone patio makes for a perfect outdoor entertaining area replete with hot-tub, BBQ area and fire-pit. Idyllic perennial gardens abound and lead to the Georgian Bay-esque rock shelf shores offering both natural sitting areas and shallow rock/sand entry, with deeper water off the docks and the 2 storey boathouse. Privacy is assured on well over 500' of west facing frontage and the combined property is in excess of 40 ac. Just minutes by car or boat to many of the famous villages and resorts of Muskoka. There are 2 driveways, 1 private, that meander through the heavily treed backlands of this truly special family compound.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Central Air, Forced Air</b>	Exterior: <b>Wood</b>
Style: <b>2 Storey</b>	Garage Type: <b>Detached, Oversized</b>	Driveway: <b>Gravel, Private</b>
Title to Land: <b>Freehold</b>	Water: <b>Pond/Lake/River</b>	Foundation: <b>ICF</b>
Property Size: <b>10.0 - 49.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>Full, Walkout, Partially Finished</b>
Land Features: <b>Landscaped, Sloping / Terrace</b>	Utilities/Services: <b>Cell Service, Electricity, Internet-high speed, Telephone</b>	Interior Features: <b>Alarm, Central Vac, Fireplace(s), Furnished</b>
Access: <b>Highway Access, Private Docking, Year Round Municipal Road</b>	Rental Equipm.: <b>Propane Tank</b>	Ext. Features: <b>Balcony, Deck, Hot Tub, Privacy, Sprinkler System</b>
Waterfront Features: <b>Boathouse, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Shakes</b>
Shoreline: <b>Deep, Hard Bottom, Mixed</b>		Flooring: <b>Wood</b>
Accessory Buildings: <b>Double Boathouse</b>		

Easements/Restrictions: **Easement**

<b>Inclusions</b>	Dryer, Washer ; Kenmore Oven, Sub-Zero Refrigerator, Dacor Stove, 2 Wolf Microwave Ovens, Asko Dishwasher, Sub-Zero Wine Fridge, Napoleon Barbeque, Hot tub and all furnishings
<b>Exclusions</b>	Personal Items, Moose hanging above fireplace.

Bedrooms: <b>4</b>	Sign: <b>No</b>	Garage: <b>Yes</b>
Bathrooms: <b>3 \ 1</b>	Lockbox: <b>None</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income: <b>POTENTIAL</b>	SPIS: <b>No</b>	
	Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	29' X 13'6"	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC
MAIN FLOOR	GREAT ROOM	29'10" X 20'7"	2ND FLOOR	BEDROOM	13'7" X 14'10"
MAIN FLOOR	OTHER	16'7" X 17'2" OFFICE	2ND FLOOR	ENSUITE (2 to 6 pcs)	3 PC
MAIN FLOOR	FAMILY ROOM	17'6" X 27'	2ND FLOOR	BEDROOM	13'7" X 14'10"
MAIN FLOOR	OTHER	32'4" X 30' MUSKOKA	2ND FLOOR	BEDROOM	16'6" X 24'2"
2ND FLOOR	MASTER BEDROOM	21'11" X 27'	2ND FLOOR	ENSUITE (2 to 6 pcs)	4 PC

Taxes: **\$25646 (2016)** Phased Assessment: **\$4,486,000 (2016)**

Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE** Listing Agent: **RICHARD SCULLY 705-644-9393**

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