



Price: <b>\$4,599,000</b>	MLS® #: <b>481470317</b>
Status:	PIN #: <b>481470317</b>
	Roll #: <b>445304001002901</b>
Legal Descr.: <b>SEE ATTACHED SCHEDULE</b>	
Address: <b>1037 ELGIN HOUSE RD</b>	
City: <b>PORT SANDFIELD, P0B 1J0</b>	
Side of Road: <b>East</b>	
Lot Dimension/Acreage: <b>465' X IRREG (1.25A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Other</b>	District: <b>ML</b>
SQ.FT. above: <b>3,583</b>	Sub-Dist: <b>MEDOR</b>
Total SqFt Finished: <b>5,003</b>	Zoning: <b>WR4</b>
Shore Road Allowance (SRA): <b>N/A</b>	Occupancy: <b>Owner</b>
Road Access: <b>Yes</b>	Contact Exp. Permitted: <b>N</b>
List.Date:	Possession: <b>ON CLOSING</b>

**JOSEPH LAKE**  
 Water Frontage: **465.00** Exposure: **East**

**REALTOR® Remarks** An exemplary south Joe waterside presentation of elegance with a grande stately gated entranceway, architectural beauty, principal res. presents gorgeous wide plank wood floors, gracious interior, chef's kitchen, Butler's pantry, suites of bdrms., heated floors, custom, double sided stone fp., main floor master suite, guest suite with stone fp. & sitting area, 6 covered porches, lower level with wet bar, family room, games room & state of the art mechanicals. 5 bdrms. + 6th over attached garage, beautiful bunkie, 3 slip (2 interior) boathouse with fully suited 'Pied-a-Terre' above. 465 ft. of assessed shore, gently sloping rock into crystal clear deeper and shallower waters, irrigation system, prolific gardens, incredibly well maintained private Southern Lake Joe Masterful Lake Front Estate with stunning views and a most exclusive and rarely offered Port Sandfield address of distinction. Too exquisite for words.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Air Cleaner, Central Air, Fireplace - Wood, Forced Air, Hot Water, In Floor, Insulated, Propane</b>	Exterior: <b>Stone, Wood</b>
Style: <b>3 Level</b>	Garage Type: <b>Attached, Double Heated Line, Pond/Lake/River</b>	Driveway: <b>Circular, Gravel, Private</b>
Title to Land: <b>Freehold</b>	Water: <b>Septic</b>	Foundation: <b>Block</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Cell Service, Electricity, Garbage Pickup</b>	Basement: <b>Walkout, Fully Finished</b>
Land Features: <b>Fenced, Landscaped</b>	Utilities/Services: <b>Water Heater</b>	Interior Features: <b>Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Master</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>Water Heater</b>	Ext. Features: <b>Privacy</b>
Waterfront Features: <b>Boathouse, Water Frontage</b>		Roof: <b>Shakes</b>
Shoreline: <b>Deep, Natural, Rocky</b>		Flooring: <b>Heated, Tile, Wood, Other</b>
Accessory Buildings: <b>Bunkie, Double Boathouse, Storage Building</b>		

Easements/Restrictions: **None**

**Inclusions** Other ; SubZero refrigerator, Viking Professional stove, Miele Incognito dishwasher, Panasonic microwave & Whirlpool stackable washer/dryer  
**Exclusions** None

Bedrooms: <b>4+1</b>	Sign: <b>Yes</b>	Garage: <b>Yes</b>
Bathrooms: <b>6 \ 1</b>	Lockbox: <b>None</b>	Waterfront: <b>Yes</b> Body of Water Type: <b>LAKE</b>
Rental Income: <b>NO</b>	SPIS: <b>No</b>	
	Road Type: <b>Survey: Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	DINING ROOM	28' X 11'	2ND FLOOR	BEDROOM	23' X 13'
MAIN FLOOR	KITCHEN	21' X 12'	2ND FLOOR	BEDROOM	14' X 28'
MAIN FLOOR	LIVING ROOM	15' X 16'	2ND FLOOR	BEDROOM	15' X 20'
MAIN FLOOR	FAMILY ROOM	24' X 17'	LOWER LEVEL	BEDROOM	19' X 13'
MAIN FLOOR	SITTING ROOM	14' X 12'	LOWER LEVEL	LAUNDRY	7' X 8'
MAIN FLOOR	FOYER	18' X 11'	LOWER LEVEL	GAMES ROOM	30' X 15'
MAIN FLOOR	MASTER BEDROOM	15' X 13'	LOWER LEVEL	FAMILY ROOM	15' X 21'

Taxes: **\$25,253 (2016)** Phased Assessment: **\$4,002,000 (2017)**

Seller Name:

Listing Office: **Harvey Kalles Real Estate Ltd., Brokerage, Port Carling** 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.