



JOSEPH LAKE

Water Frontage: **328.00**

Exposure: **East**

Price: \$4,799,000	MLS® #: 521930382
Status:	PIN #: 521930382
	Roll #: 490301000600275
Legal Descr.: SEE ATTACHED SCHEDULE B	
Address: 223 HAMER BAY RD # A	
City: SEGUIN, P0C 1H0	
Side of Road: East	
Lot Dimension/Acreage: 328' X IRREG (12.37A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 7,500	Sub-Dist: HUMPH
Total SqFt Finished: 7,500	Zoning: LSR-EP
Shore Road Allowance (SRA): Owned	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks

Sophisticated north Lake Joe family cottage offering with an excellent location just north of Hamer Bay. Handsome 5 bedroom Cape Cod style cottage with classic floor-to-ceiling stone fireplace, exposed timber frame trusses, wide plank hemlock floors, open concept, elegant kitchen with high end custom finishes throughout. All bedrooms in a suited capacity with lake views, screened Muskoka porch, attached oversized garage with living space above, wired for Bang-Olufsen speakers, state of the art mechanicals, and complete with its own internet tower. Stunning 2 slip boathouse with covered boat port and full suite above with ample southerly appointed lounging/sunshine decking & docking. Deep and shallow water. Gorgeous stone paths, beautiful flower beds, stunning curb appeal, spectacular water vistas, and over 12 acres of privacy. A pleasure to view and a pleasure to show.

Type: Cottage/Recreational	Heating/Mechanical: Air Exchanger, Central Air, Fireplace - Gas, Forced Air, Propane	Exterior: Wood
Style: 2 Level	Garage Type: Attached, Double, Heated	Driveway: Private
Title to Land: Freehold	Water: Drilled, Well	Foundation: Concrete
Property Size: 10.0 - 49.99 Acres	Sewer: Septic	Basement: Partial, Unfinished, Development Potential
Land Features: Hardwood Bush, Landscaped, Softwood Bush, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Jet Bath, Main Floor Family Room, Main Floor Laundry, Main Floor Master
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Built-In BBQ, Deck, Privacy
Waterfront Features: Boathouse	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Deep, Natural, Rocky		Flooring: Wood
Accessory Buildings: Double Boathouse		

Easements/Restrictions: **Easement**

Inclusions Cottage: Wolf range; Miele Incognito dishwasher; KitchenAid Superba microwave & oven; SubZero refrigerator/freezer; SubZero wine refrigerator; Miele TouchTronic dryer; Miele TouchTronic washer; Miele warming plate. Boathouse: Danby Silhouetta wine refrigerator.

Exclusions 6 glass chandeliers & TV in south end family room

Bedrooms: 5+0	Sign: No	Garage: Yes	
Bathrooms: 6 \ 1	Lockbox: None SPIS: No	Waterfront: Yes	Body of Water Type: LAKE
Yr.Built: 2005	Road Type: Survey: Yes		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	18' X 16'	MAIN FLOOR	LAUNDRY	10' X 10'
MAIN FLOOR	GREAT ROOM	26' X 24'	MAIN FLOOR	MASTER BEDROOM	18' X 17'
MAIN FLOOR	DINING ROOM	18' X 16'	2ND FLOOR	BEDROOM	15' X 15'
MAIN FLOOR	MUSKOKA ROOM	13' X 8'	2ND FLOOR	BEDROOM	18' X 15'
MAIN FLOOR	DEN/OFFICE	18' X 15'	2ND FLOOR	BEDROOM	15' X 15'
MAIN FLOOR	FOYER	10' X 12'	2ND FLOOR	BEDROOM	12' X 15'

Taxes: **\$26,168 (2016)** Phased Assessment: **\$4,990,750 (2017)**

Seller Name:

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

Listing Agent: **RICHARD SCULLY 705-644-9393**