



JOSEPH LAKE

Water Frontage: **260.00** Exposure: **North**

Price: \$4,395,000	MLS® #: 481450297
Status:	PIN #: 481450297
	Roll #: 445304000801901
Legal Descr.: CONCESSION 14, LOT 5, PARTS 3, 5 & 8 ON 35R2810, S/T & T/W DM337967 AND AS IN DM349461, S/T DM349461, MEDORA	
Address: 1091 CHOWN RD # 1 & 3	
City: PORT CARLING, P0B 1J0	
Side of Road: North	
Lot Dimension/Acreage: 260` X IRREG (2.78A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 1,723	Sub-Dist: MEDOR
Total SqFt Finished: 3,940	Zoning: WR4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks Impeccable family compound on central Lake Joe's coveted west shore. Stunning 2 cottage, 2 lot, 2 boathouse compound complete with sports court and designed with toddlers and large families in mind. Handsome 4 bedroom main cottage dressed to the '9's' with stone fireplace, chef's kitchen, Muskoka room & spacious principal living area. Separately deeded 2 bedroom secondary cottage sits at the water's edge with refurbished interior, cute bunkie & double wide slip boathouse plus additional entertainment boathouse with bath & interior/exterior on the water lounging areas. Deep crystal clear waters. Exceptional privacy. Ample parking. Tennis/sports court. Children's playground. 'Something for everyone'. The most impressive open lake views extending across and down the lake. This is family cottaging at its finest!

Directions Lake Joseph Road (formerly Hwy. 69) to Chown Road to #1091 to #1

Type: Cottage/Recreational	Heating/Mechanical: Fireplace - Wood, Forced Air, Propane	Exterior: Stone, Wood
Style: 2 Level, Cottage/Camp	Garage Type: None	Driveway: Gravel
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Fully Finished
Land Features: Landscaped, Sloping / Terrace, Water View	Utilities/Services: Electricity, Telephone	Interior Features: Built-in Appliances, Fireplace(s), Main Floor Family Room
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck, Tennis Crt, Boathouse
Waterfront Features: Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Natural		Flooring: Heated, Tile, Wood
Accessory Buildings: Double Boathouse, Single Boathouse		

Easements/Restrictions: **Right of way**

Inclusions Other ; Main cottage - Wolf stovetop, Wolf dual oven & plate warmer, SubZero ice maker, SubZero fridge, SubZero wine fridge & Samsung stackable washer/dryer. Guest cottage - GE Profile stove, GE microwave, Liebherr fridge, Bosch dishwasher & GE washer/dryer.

Exclusions None

Bedrooms: 4	Sign: Yes	Garage: No
Bathrooms: 2 \ 1	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Construction Status: Exists	Road Type: Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	16` X 12`	LOWER LEVEL	FOYER	8` X 16`
MAIN FLOOR	DINING ROOM	12` X 17`	LOWER LEVEL	LAUNDRY	6` X 6`
MAIN FLOOR	LIVING ROOM	16` X 24`	LOWER LEVEL	MASTER BEDROOM	15` X 17`
MAIN FLOOR	SUNROOM	18` X 14`	LOWER LEVEL	BEDROOM	17` X 10`
MAIN FLOOR	FOYER	11` X 10`	LOWER LEVEL	BEDROOM	17` X 13`
2ND FLOOR	BEDROOM	14` X 10`			

Taxes: **\$15,638 (2016)** Phased Assessment: **\$2,576,000 (2016)**

Seller Name:

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

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