



Price: \$1,895,000	MLS® #: 488410007
Status:	PIN #: 488410007
	Roll #: 445304001003307
Legal Descr.: SEE DOCUMENTS	
Address: 1125 ELGIN HOUSE RD # 1070	
City: PORT SANDFIELD, P0B 1J0	
Side of Road:	
PKA: THE LAKE JOSEPH CLUB	
Lot Dimension/Acreage: CONDO	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,167	Sub-Dist: MEDOR
Total SqFt Finished: 2,167	Zoning: WC1A4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

JOSEPH LAKE

Exposure: **North East**

REALTOR® Remarks Waterside showstopper at the Lake Joe Club. Brilliantly remodelled with high end custom finishes throughout, this gorgeous 3 bedroom, 3 1/2 bath end unit is sure to impress even the most discerning of purchasers. An interior too exquisite for words. Luxury main floor Master Suite. Propane fireplaces. Main floor office/den, 2 upper bedrooms both with their own ensuite, wraparound covered Muskoka porch with drop down privacy screens and stunning views of Lake Joe.

Type: Condominiums	Heating/Mechanical: Central Air, Fireplace - Gas, Forced Air, In Floor, Propane, Radiant	Exterior: Wood
Style: 2 Storey	Garage Type: None	Driveway: Paved
Title to Land: Freehold	Water: Community	Foundation: Block, Concrete
Property Size: Not Applicable	Sewer: Community	Basement: Crawl
Land Features: Cleared - Part, Deeded Water Access, Golf Course, Landscaped, Water View	Utilities/Services: Cell Service, Electricity, Garbage Pickup	Interior Features: Alarm, Built-in Appliances, Ensuite, Fireplace(s), Main Floor Laundry, Main Floor Master
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck, Landscaped Lighting, Sprinkler System, Tennis Crt
Waterfront Features: Beach, Deeded Water Access	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Mixed, Sandy, Shallow		Flooring: Carpet, Tile, Wood
Accessory Buildings: None		

Easements/Restrictions: **Sub.Div. Covenants**

Inclusions Other ; Most furnishings - see LBO

Exclusions See LBO for list of exclusions

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	21' X 13'	MAIN FLOOR	OTHER	10' X 10 (PANTRY)
MAIN FLOOR	LIVING ROOM	18' X 20'	MAIN FLOOR	MASTER BEDROOM	12' X 16'
MAIN FLOOR	DINING ROOM	13' X 11'	2ND FLOOR	BEDROOM	15' X 13'
MAIN FLOOR	FOYER	11' X 7'	2ND FLOOR	BEDROOM	12' X 17'
MAIN FLOOR	DEN/OFFICE	10' X 11'			

Taxes: **\$7,165 (2016)** Phased Assessment: **\$1,052,000 (2017)**

Condo Fee: **\$1,387.12** Condo Fee Year: **2017** Condo Property Manager: **GREGG EVANS**

Seller Name:

Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE, PORT CARLING, -M189 705 765-6677 (FAX: 705 765-5560)** Listing Agent: **RICHARD SCULLY 705-644-9393**
rsully@muskoka.com

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