



Price: \$1,899,000	MLS® #: 521950029
Status:	PIN #: 521950029
	Roll #: 490301000102800
Legal Descr.: PCL 7651, SEC SS, LT 5, PL M109, PT SHORE RDAL IN FRONT OF LOT 14 & 15, CON 1, HUMPHREY, PT 3, 42R11459, SEGUIN	
Address: 12 LITTLE JOE RD	
City: ROSSEAU, P0C 1J0	
Lot Dimension/Acreage: 118' X IRREG (1.57 A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 2,083	Sub-Dist: HUMPH
Total SqFt Finished: 2,794	Zoning: SR1-EP
Shore Road Allowance (SRA): Owned	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

LITTLE LAKE JOSEPH

Water Frontage: **118.00** Exposure: **West**

REALTOR® Remarks Premier offering on Little Lake Joe's prime sunset corridor, just south of Birch Island. Due west facing Circa 2009 4 bdrm. water's edge cottage built on the footprint of an orig. homestead. Prime 1.57 acre lot w/118' of assessed shore. Elegantly intimate sunset cottage featuring master w/ensuite, gorgeous kitchen & baths, charming warm interior ambiance, cozy living room with river rock fp., 3-season Muskoka room, finished lower level walkout & large lakeside deck. Gentle private lands. 2-slip BH, hard packed rippled sandy beach with 7+ ft. of depth off the end of the dock. Across the lake views. Cute as can be winterized 20' x 20' bunkie w/3 pc. bath. Double car port. Very easy access & wonderful curb appeal. This is a truly stylish value packed offering in mint condition with the finest of views, exposure & location. Not to be missed. Ready for immediate occupancy. NOTE: 2 pc. bath in lower level is not permitted. Small area of EP zoning along south side.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Wood, Forced Air, Propane	Exterior: Shingles, Stone, Wood
Style: 1.5 Storey	Garage Type: Carport, Detached	Driveway: Gravel, Private
Title to Land: Freehold	Water: Pond/Lake/River	Foundation: Block, Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Walkout, Fully Finished
Land Features: Cleared - Part, Hardwood Bush, Level, Water View, Wooded/Treed	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-high speed	Interior Features: Ensuite, Fireplace(s)
Access: Year Round Private Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck, Hot Tub
Waterfront Features: Beach, Boathouse	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Hard Bottom, Sandy, Shallow		Flooring: Wood
Accessory Buildings: Bunkie, Double Boathouse		

Easements/Restrictions: **Environ. Protected**

Inclusions Other ; Window Coverings; Capital stove/oven; Bosch dishwasher; Kenmore refrigerator; Frigidaire washer; Frigidaire dryer; extra set of weather-wall windows for Muskoka room.

Exclusions None

Bedrooms: 4	Sign: Yes	Garage: No
Bathrooms: 2 \	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Yr.Built: 2009	Survey: No	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	13' X 16'	2ND FLOOR	BEDROOM	15' X 11'
MAIN FLOOR	LIVING ROOM	24' X 18'	2ND FLOOR	BEDROOM	10' X 14'
MAIN FLOOR	DINING ROOM	21' X 16'	LOWER LEVEL	BEDROOM	10' X 12'
MAIN FLOOR	MUSKOKA ROOM	8' X 20'	LOWER LEVEL	FAMILY ROOM	24' X 17'
MAIN FLOOR	FOYER	9' X 5'	LOWER LEVEL	STORAGE	7' X 12'
2ND FLOOR	MASTER BEDROOM	25' X 15'			

Taxes: **\$5086 (2016)** Phased Assessment: **\$1,045,000 (2017)**

Seller Name:

Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE**

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.