



Price: <b>\$8,999,000.</b>	MLS® #: <b>481470296</b>
Status:	PIN #: <b>481470296</b>
	Roll #: <b>445304001003700</b>
Legal Descr.: <b>SEE DOCUMENTS</b>	
Address: <b>1317 HEMLOCK POINT RD</b>	
City: <b>PORT SANDFIELD, P0B 1J0</b>	
Side of Road: <b>South</b>	
Lot Dimension/Acreage: <b>338' X IRREG (2.15A)</b>	Major Area: <b>MH</b>
Zoning Source: <b>Municipality</b>	District: <b>ML</b>
SQ.FT. above: <b>2,835</b>	Sub-Dist: <b>MEDOR</b>
Total SqFt Finished: <b>5,670</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: **338.00** Exposure: **Multi**

**REALTOR® Remarks** Sophistication & Elegance united with Premium shore on South Lake Joe's prestigious Hemlock Point corridor. Custom 5 bedroom cottage built 35' from the water's edge with lakeside deck leading to the upper level boathouse deck - stunning. Absolutely gorgeous well appointed interior with oak floors throughout, floor to ceiling glass, multiple furnaces, glass walk in wine fridge, exercise room, dreamy bedroom suites, and handsome exterior facade both road and lakeside. 338' of southwest shore with sandy beach. 3 slip boathouse with full suite atop and extensive sunset oriented on the water entertainment area. This is a discerning buyer's wish come true serving up the best of location, exposure, views, privacy, water's edge footprint, and stylish modern beauty. A 10 out of 10. Not to be missed.

Type: <b>Cottage/Recreational</b>	Heating/Mechanical: <b>Air Exchanger, Central Air, Fireplace - Wood, Forced Air, In Floor, Insulated, Propane, Wired-in generator</b>	Exterior: <b>Stone, Wood</b>
Style: <b>2 Level</b>	Garage Type: <b>None</b>	Driveway: <b>Paved, Private</b>
Title to Land: <b>Freehold</b>	Water: <b>Heated Line, Pond/Lake/River</b>	Foundation: <b>ICF</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Basement: <b>Full, Walkout, Fully Finished</b>
Land Features: <b>Cleared - Part, Landscaped, Level, Sloping / Terrace, Water View, Wooded/Treed</b>	Utilities/Services: <b>Cell Service, Electricity, Garbage Pickup, Internet-high speed</b>	Interior Features: <b>Alarm, Built-in Appliances, Ensuite, Fireplace(s), Main Floor Family Room, Main Floor Laundry, Main Floor Master</b>
Access: <b>Year Round Municipal Road</b>	Rental Equipm.: <b>Propane Tank, Water Heater</b>	Ext. Features: <b>Deck, Patio, Privacy, Sprinkler System</b>
Waterfront Features: <b>Beach, Boathouse, Water Frontage</b>	Lease-To-Own Equip: <b>None</b>	Roof: <b>Shakes</b>
Shoreline: <b>Hard Bottom, Mixed, Sandy</b>		Flooring: <b>Heated, Stone Tile, Wood</b>
Accessory Buildings: <b>Triple Boathouse</b>		

**Inclusions** Other  
**Exclusions** None

Bedrooms: <b>5</b>	Sign: <b>No</b>	Garage: <b>No</b>
Bathrooms: <b>5 \ 2</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>	
	Survey: <b>Yes</b>	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	20' X 12'	LOWER LEVEL	BEDROOM	15' X 15'
MAIN FLOOR	PANTRY	15' X 12'	LOWER LEVEL	BEDROOM	11' X 12'
MAIN FLOOR	DINING ROOM	20' X 10'	LOWER LEVEL	BEDROOM	11' X 18'
MAIN FLOOR	GREAT ROOM	24' X 23'	LOWER LEVEL	BEDROOM	13' X 14'
MAIN FLOOR	FAMILY ROOM	15' X 21'	LOWER LEVEL	FAMILY ROOM	18' X 12'
MAIN FLOOR	MUSKOKA ROOM	13' X 13'	LOWER LEVEL	EXERCISE ROOM	15' X 10'
MAIN FLOOR	FOYER	12' X 15'	LOWER LEVEL	LAUNDRY	8' X 11'
MAIN FLOOR	MASTER BEDROOM	19' X 18'			

Taxes: **\$9,137 (2017)** Phased Assessment: **\$1,889,750 (2017)**

Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE** Listing Agent: **RICHARD SCULLY 705-644-9393**

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