



JOSEPH LAKE

Water Frontage: **288.00** Exposure: **East**

Price: \$4,499,000	MLS® #: 481470319
Status:	PIN #: 481470319
	Roll #: 445304001003200
Legal Descr.: PART LOT 21, CONC. 5, MEDORA, AS IN DM346145, MUSKOKA LAKES, CL 14627, PT. BED LAKE JOSEPH AND RP 35R22180, PARTS 1 & 2	
Address: 1101 ELGIN HOUSE RD	
City: PORT SANDFIELD, P0B 1J0	
Side of Road: East	
Lot Dimension/Acreage: 288` X IRREG (.87A)	Major Area: MH
Zoning Source: Other	District: ML
SQ.FT. above: 3,400	Sub-Dist: MEDOR
Total SqFt Finished: 3,400	Zoning: WR4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks An elegant blend of seamless sophistication and eloquent functionality exquisitely located on southern Lake Joe near to both the Ports of Carling & Sandfield. Impressive principal residence with stunning curb appeal presents a beautifully finished interior featuring handsome floor-to-ceiling Muskoka stone fireplaces, gleaming wood floors, wraparound sun-filled covered verandah, 640-bottle main floor wine cellar, main floor den (with potential to be converted to a main floor Master), spectacular interior/exterior kitchen flowing graciously to the landscaped level grounds. Magnificent mechanicals, A/C, state-of-the-art audio system. Water's edge bathroom-suited guest cabin. Grandfathered 2 slip boathouse with gym & bath and oversized suite above. Waterside stone terraces & gas fireplace. 280 feet of assessed shore, wonderfully private, with lots of sunshine, sandy beach area, deep & shallow water, sweeping views and ample parking. A finer offering for the most discerning of buyers.

Type: Cottage/Recreational	Heating/Mechanical: Baseboard, Fireplace - Gas, In Floor, Insulated, Radiant, Wired-in generator	Exterior: Wood, Other
Style: 2 Level	Garage Type: Attached, Single	Driveway: Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Concrete
Property Size: 0.5 -0.99 Acres	Sewer: Septic	Basement: Partial, Partially Finished
Land Features: Cleared - Part, Landscaped, Level, View, Water View	Utilities/Services: Cell Service, Electricity, Garbage Pickup, Internet-Other, Telephone	Interior Features: Alarm, Built-in Appliances, Ensuite, Fireplace(s), Furnished, Main Floor Family Room, Main Floor Laundry
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank	Ext. Features: Balcony, Built-In BBQ, Sprinkler System
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Mixed, Sandy		Flooring: Tile, Wood
Accessory Buildings: Bunkie, Double Boathouse		

Easements/Restrictions: **None**

Inclusions Other ; See chattel list
Exclusions Other

Bedrooms: 4+0	Sign: Yes	Garage: Yes
Bathrooms: 2 \ 2	Lockbox: None SPIS: No	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	24` X 15`	MAIN FLOOR	MUSKOKA ROOM	39` X 12`
MAIN FLOOR	DINING ROOM	20` X 14`	MAIN FLOOR	DINING ROOM	15` X 11`
MAIN FLOOR	SITTING ROOM	23` X 15`	2ND FLOOR	DEN/OFFICE	11` X 13`
MAIN FLOOR	KITCHEN	18` X 10`	2ND FLOOR	MASTER BEDROOM	12` X 16`
MAIN FLOOR	OTHER	15` X 15` (TV ROOM)	2ND FLOOR	BEDROOM	15` X 12`
MAIN FLOOR	LAUNDRY	8` X 17`	2ND FLOOR	BEDROOM	11` X 10`

Taxes: **\$15,347 (2017)** Phased Assessment: **\$2,528,000 (2017)**

Seller Name:

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

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