



Price: \$7,198,000	MLS® #: 481470010
Status:	PIN #: 481470010
	Roll #: 445304001005800
Legal Descr.: PCL 2306 SEC MUSKOKA LT 6 PL M6 MEDORA; WATER LT 9 PLAN M6 MEDORA EXCEPT LT23753	
Address: 1198 HEMLOCK POINT RD	
City: PORT SANDFIELD, P0B 1J0	
Side of Road: South	
Lot Dimension/Acreage: 365' X IRREG (3.72A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 4,048	Sub-Dist: MEDOR
Total SqFt Finished: 5,431	Zoning: WR4
Shore Road Allowance (SRA): N/A	Occupancy: Owner
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

JOSEPH LAKE

Water Frontage: **365.00** Exposure: **South West**

REALTOR® Remarks Spectacular offering on south Joe's prestigious Hemlock Point corridor. Stunning package with impeccable attention to detail & evidence of meticulous maintenance everywhere. 365 feet of South West private shore, and a stately pine guarded principal cottage finished to the finest quality, boasting 5 fully suited bedrooms, 6½ baths, 3 stone fireplaces, spectacular Muskoka room, covered lakeside patio, media room, exercise room & more. 3 slip 2 storey boathouse with lower level sunset bar area and perfectly scaled entertaining spaces. Sweeping views. Extensive landscaping. Heated triple garage, circular drive, stone gated entranceway. The "where" and exposure served to the fullest. NOTE: adjoining property also available for sale at \$2,695,000 for a magnificent family/friends compound or corporate retreat.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Fireplace - Gas, Fireplace - Wood, Forced Air, Propane, Wired-in generator	Exterior: Stone, Wood
Style: 1.5 Storey	Garage Type: Detached, Heated, Triple	Driveway: Circular, Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Concrete
Property Size: 3.0 - 9.99 Acres	Sewer: Septic	Basement: Crawl, Partial, Fully Finished
Land Features: Cleared - Part, Landscaped, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup, Internet-Other	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Jet Bath, Main Floor Family Room
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: Deck, Landscaped Lighting, Patio, Privacy, Sprinkler System
Waterfront Features: Beach, Boathouse, Water Frontage	Lease-To-Own Equip: None	Roof: Shakes
Shoreline: Hard Bottom, Mixed, Sandy		Flooring: Carpet, Tile, Wood
Accessory Buildings: Triple Boathouse		

Easements/Restrictions: **None**

Inclusions Other
Exclusions None

Bedrooms: 5	Sign: No	Garage: Yes
Bathrooms: 6 \ 1	Lockbox: None	Waterfront: Yes Body of Water Type: LAKE
Rental Income: NO	SPIS: No	
	Survey: Yes	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	25' X 18'	2ND FLOOR	MASTER BEDROOM	21' X 21'
MAIN FLOOR	DINING ROOM	26' X 12'	2ND FLOOR	BEDROOM	21' X 17'
MAIN FLOOR	GREAT ROOM	25' X 18'	LOWER LEVEL	LAUNDRY	16' X 8'
MAIN FLOOR	FAMILY ROOM	17' X 14'	LOWER LEVEL	EXERCISE ROOM	18' X 14'
MAIN FLOOR	BEDROOM	15' X 15'	LOWER LEVEL	MEDIA	22' X 18'
MAIN FLOOR	BEDROOM	16' X 14'	LOWER LEVEL	CONCESSION	9' X 5'
MAIN FLOOR	BEDROOM	16' X 15'	LOWER LEVEL	CEDAR CLOSET	9' X 6'

Taxes: **\$26,736 (2017)** Phased Assessment: **\$4,404,000 (2017)**

Seller Name:

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

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