



Price: \$2,695,000	MLS® #: 481470022
Status:	PIN #: 4801470022
	Roll #: 445304001005900
Legal Descr.: PCL 7229 SEC MUSKOKA PT LT 5 PL M6 MEDORA; PT LT 10 PL M6 MEDORA AS IN LT14919 EXCEPT PT LT 23756; MUSKOKA LAKES	
Address: 1188 HEMLOCK POINT RD	
City: PORT SANDFIELD, P0B 1J0	
Side of Road: South	
Lot Dimension/Acreage: 175' X IRREG (1.71A)	Major Area: MH
Zoning Source: Municipality	District: ML
SQ.FT. above: 1,277	Sub-Dist: MEDOR
Total SqFt Finished: 2,375	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: **175.00** Exposure: **South West**

REALTOR® Remarks Unbeatable offering on South Joe's sought after Hemlock Point shore. 5 minutes north of Port Sandfield. An elite package with exclusivity assured. Handsome architecture, extensive stonework, and perfect hard packed rippled sandy shore. Large 3 bedroom, 2½ bath, cottage with top quality finishing details, gorgeous Muskoka room, 2 classic Muskoka stone fireplaces, main floor master suite, lower level family room & walkout and magnificent mechanicals. Beautifully landscaped gentle private 165 foot lot facing South West with single slip single storey elegant matching boathouse. Across the lake views. Water's edge stone terrace. When exposure, location, privacy, and natural beauty coupled with architectural elegance matter most look no further. NOTE: adjoining property also available for sale at \$7,198,000 for a magnificent family/friends compound or corporate retreat. Subject property to be sold only in conjunction with or after the sale of the adjoining property at 1198 Hemlock Point Rd.

Type: Cottage/Recreational	Heating/Mechanical: Central Air, Forced Air, Propane	Exterior: Stone, Wood
Style: 2 Level	Garage Type: None	Driveway: Gravel, Private
Title to Land: Freehold	Water: Heated Line, Pond/Lake/River	Foundation: Concrete
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Basement: Full, Walkout, Fully Finished
Land Features: Landscaped, Level, Sloping / Terrace, Water View, Wooded/Treed	Utilities/Services: Electricity, Garbage Pickup, Internet-Other, Telephone	Interior Features: Alarm, Built-in Appliances, Central Vac, Ensuite, Fireplace(s), Furnished, Main Floor Master
Access: Year Round Municipal Road	Rental Equipm.: Propane Tank, Water Heater	Ext. Features: 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: Tile, Wood
Accessory Buildings: Single Boathouse		

Easements/Restrictions: **None**

Inclusions Other
Exclusions None

Bedrooms: 3	Sign: No	Garage: No
Bathrooms: 2 \ 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	14' X 10'	LOWER LEVEL	FAMILY ROOM	22' X 19'
MAIN FLOOR	DINING ROOM	14' X 13'	LOWER LEVEL	BEDROOM	14' X 14'
MAIN FLOOR	GREAT ROOM	18' X 18'	LOWER LEVEL	BEDROOM	14' X 8'
MAIN FLOOR	FOYER	7' X 6'	LOWER LEVEL	LAUNDRY	10' X 8'
MAIN FLOOR	MASTER BEDROOM	18' X 14'			

Taxes: **\$8,779 (2017)** Phased Assessment: **\$1,446,000 (2017)**

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**
rscully@muskoka.com

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