

Cross Property Full

 Listing

20 CHIEF'S ISLAND #J5

Residential/ Single Family/ For Sale

**Price:
\$1,595,000.00**

Minett, ON POC 1H0

Active

District of Muskoka/ Muskoka Lakes/ Medora



MLS@#: **262320**
 List Date: **04-Jun-2020** Bedrooms (AG/BG): **4 (4+ 0)**
 DOM: **13** Bathrooms (F/H): **3 (2/ 1)**
 Conditions of Sale:
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **2,100** Sqft Below Grade: **0**
 Sq Ft Finished: **2,100** Sq Ft Unfinished:
 Sq Ft Source: **LBO provided**
 New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **None** Year Built/Desc: **/ Unknown**
 Lot Front: **653.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 8.24**
 Lot Info: Lot Size Source: **GeoWarehouse**
 Access: **Boat Access, Private Docking**
 Driveway Spaces/Type: **2/ None/ None**
 Waterfront: **Yes** WF Exposure: **Multi**
 WF Type/Name: **Lake/ JOSEPH**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **653**
 WF Features: **Dock, Water Access**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: Capture the magic of island living in a private setting on the historic Chief's Island on Lake Joseph. If you value privacy, you will love this cottage property with a quiet bay and minimal boat traffic to preserve the peace and quiet. The 653 feet of shoreline fronts over 8 acres of mature woody private lands. Main living space has a delightful 20-foot cathedral ceiling, a wall of windows, and an authentic Rumford fireplace with a hand-carved stone mantle. The 2 main level bedrooms have walk-outs to the wrap-around deck. Also on the main level are 1.5 bathrooms and a laundry room. The second level includes a loft/play area, 2 bedrooms and a full bathroom. Other buildings on the property include a bunkie, which sleeps 5, workshop, art studio and boathouse. Just a 10-minute boat ride from mainland access parking and docking on Joe River Rd.

Directions: BY LOT TO NORTH EAST CORNER OF CHIEFS ISLAND, FR #20-J5

Interior Features

Interior Features: **Main Floor Laundry, Water Heater Owned**
 Basement: **None/ None/** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard/**
 HVAC: **None** Foundation: **Piers**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North** Pool: **None**
 Exterior Finish: **Metal, Wood**
 Restrictions: **None**
 Services: **Cell Service, Internet Other**
 Topography: **Sloping** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s), Hot Tub, Porch, Seasonal Living**
 Other Structures: **Bunkhouse, Shed, Workshop, Other (see Remarks)**
 Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Microwave, Refrigerator, Stove**

Exclusions: **NA**

Tax Information

Roll#: **445304002503222** Local Improve Fee/Comments /
 Pin#: **481440352** Zoning: **SEASONAL RECREATIONAL DWELLING ON WATER** Taxes/Year: **\$9,355/ 2019**
 Assessment \$/Year: **\$1,578,750/2019** Survey/Year: **No** Survey Type: **Boundary Only**
 Legal Description: **See Schedule A**

REALTOR® Information

Private Remarks Included in the sale of the property is 1/11th share of a landing located on Joe River Rd. One unit consists of 2 parking spots and 1 boat slip. Severance is in process of 30' Actual property is 683', 30' will be severed from this property onto the neighbouring property. Roll #445304001306400 All showings will be conducted in proper protocol of Covid-19 procedures. Please see attached Schedule-B for reference. Any questions, please contact John Matthews @ 705-794-4590

Show Instructions: **TLBO (List Brokerage)** Possession:
 Commission: **2.5%**
 Occupancy: **Owner**
 Int Bearing Trust Acct: **NIB** SPIS Schedule: SPIS: Arranged/Altered Contract **No**
 Lockbox: **None** Sign: **No** Contact Expired: **No**
 Commence Date: **04-Jun-2020** Expire Date: **06-Nov-2020** CDOM: **13**

Seller Name: **RICHARD MARK BEYERS**

List Brokerage 1: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REA](#)

List Salesperson 1: [BOB CLARKE, Salesperson](#)

Email: bob@mymuskokacottages.com

L/SP Fax: **(705) 986-0164**

Brokerage Web:

L/BR Phone: **(705) 765-1820**

L/SP Phone: **(705) 765-1820**

L/SP Cell: **(416) 209-1820**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen / Dining Room	M	17'5"x20'5"	
Living Room	M	15'8"x15'	
Bedroom	M	13'x11'6"	
Bedroom	M	9'11"x11'5"	
Bedroom	2	15'1"x11'6"	
Bedroom	2	11'6"x11'2"	
Loft	2	15'11"x14'6"	
Bathroom	M		2-Piece
Bathroom	M		4-Piece
Laundry Room	M	8'5"x7'4"	
Muskoka Room	M	11'4"x10'	
Bathroom	2		4-Piece

Prepared By: **BROKERAGE STAFF - ALYSSA**

Full Report

Date Printed: 06/17/2020

BARSTAD, .

ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN

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