

7 GORDON POINT Lane, Seguin, Ontario P0C 1H0

Client Full
Active / Residential

7 GORDON POINT Ln Seguin
Pending Board Approval

MLS® #: **40215521**
 Price: **\$4,495,000**



Parry Sound/Parry Sound/Parry Sound

Bungalow/House



Water Body: **Lake Joseph**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	3	2	1

Beds: **4 (3 + 1)**
 Baths: **3 (2 + 1)**
 SF Fin Total: **2,491/LBO provided**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,491.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,000/2021**

Remarks/Directions

Public Rmks: **This family cherished 4 bedroom, 3 bath, year round cottage on beautiful Lake Joseph has the total package. Double slip boathouse with two boatlifts, oversized two car garage, extensive lakeside decking, hot tub, large gazebo, outdoor fire pit area, rocky outcroppings, a natural waterfall as your entrance and beautiful landscaping throughout the property. Once inside you will be mesmerized by the stunning open Lake Joseph views over Turtle Island. This impressive cottage boasts vaulted ceilings, high-end finishes and walls of glass giving amazing lake views throughout. The chef's kitchen is an entertainer's dream opening out to a breakfast bar, dining area & walkout to a large deck. The lower level has a games room with an overflow sleeping area, as well as a very private 'primary' suite wing, complete with walkout to lakeside deck, gas fireplace, walk in closet, 4 pc. ensuite & heated floors. The cottage is equipped with reliable & unlimited Bell-internet allowing for remote accessibility. Situated on the West shores of Lake Joe, this property has incredible highway access and is within two hours from the GTA.....**

Directions: **Hwy 400 to Lake Joseph Rd, follow to Gordon Bay Rd. Turn left onto Gordon Point Ln, follow to #7 on the left.**

Common Elements

Waterfront

Features: **Other**
 Dock Type: **Private Docking**
 Shoreline:
 Shore Rd Allow: **Owned**
 Channel Name:
 Boat House:
 Frontage: **205.00**
 Exposure: **North, East**
 Island Y/N: **No**

Exterior

Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Municipal Road**
 Garage & Parking: **Detached Garage//Private Drive Double Wide**
 Parking Spaces: **10**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **1.790/Acres**
 Lot Front (Ft): **205.00**
 Location: **Rural**
 Area Influences: **Ample Parking, Highway Access, Lake Access, Landscaped**
 Topography: **Sloping, Wooded/Treed**
 Foundation: **Poured Concrete**
 Roof: **Fiberglass Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Driveway Spaces: **8.0**
 Water Tmnt: **Sediment Filter**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Fronting On:

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Bar Fridge, Ceiling Fans, Central Vacuum, Hot Tub, In-law Capability, Propane Tank, Water Heater Owned, Water Treatment**
 Basement: **Full Basement**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane, In-Floor, Radiant**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Basement Fin: **Fully Finished**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PCL 20268 SEC SS; PT LT 34 CON 5 HUMPHREY PT 4-6 42R6318; S/T PT 6 42R6318 AS IN LT66911; T/W PT 7, 8 42R6318 AS IN LT120276; PT SHORE RDAL IN FRONT LT 34 CON 5 HUMPHREY PT 3 42R6426; SEGUIN**
 Zoning: **SR1**
 Assess Val/Year: **\$1,578,000/2022**
 PIN: **521930354**
 ROLL: **490301000510220**
 Possession/Date: **Flexible/**
 Local Improvements Fee:
 Survey: **Available/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5%**

Brokerage Information

List Date: **05/13/2022**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)



Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 05/13/2022

POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS®#: 40215521

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Foyer	Main	7' 4" X 9' 11"	2.24 X 3.02	
Family Room	Main	28' 2" X 20' 0"	8.59 X 6.10	Fireplace
Kitchen	Main	13' 3" X 11' 11"	4.04 X 3.63	
Dining Room	Main	13' 4" X 11' 11"	4.06 X 3.63	
Bedroom Primary	Main	11' 11" X 9' 10"	3.63 X 3.00	Ensuite
Bedroom	Main	10' 10" X 12' 8"	3.30 X 3.86	
Bedroom	Main	9' 0" X 11' 11"	2.74 X 3.63	
Bathroom	Main			3-Piece
Bathroom	Main			2-Piece, Ensuite
Bedroom Primary	Lower	20' 7" X 13' 9"	6.27 X 4.19	Ensuite
Game Room	Lower	36' 2" X 10' 5"	11.02 X 3.17	
Bathroom	Lower			4-Piece, Ensuite

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.