



**CLARKE  
MUSKOKA**

1140-6 MORINUS ROAD  
MINETT MUSKOKA, P0B 1J0

**\$21,995,000**



## **FEATURES & DETAILS**

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# MAIN COTTAGE

## OVERALL

- MDF panelling
- European oak wood floors
- Wired in sound system (Apple Savant)
- Air conditioning
- Geo-thermal furnace /w propane backup
- Wired in generator
- Control 4 AV system
- Lutron lighting

## FRONT FOYER

- Muskoka granite stone
- In floor heat
- Custom built ins
- In floor compass

## KITCHEN

- 2 apron sinks
- 48" sub-zero ice box styled refrigerator/freezer
- 2 Bosch dishwashers
- 6 burner propane gas range
- Wolf 60" double oven
- Meile espresso/coffee machine
- Oversized exhaust
- Water stone faucet x2
- Meile speed oven

## PANTRY

- Stacked oven/microwave
- Full sized freezer/refrigerator 32" each
- Under counter wine fridge dual zone
- Ice maker
- Bakers island
- Sink

## MUSKOKA ROOM

- Active cupola
- Oversized woodburning fireplace
- Vaulted timber frame ceiling /w buckles
- Sliding doors on both exterior walls
- Walkout to deck that leads to lake
- 75" Sunbrite TV

## MASTER BEDROOM

- Vaulted timber frame ceiling with turn buckles
- Washer & dryer in walk-in closet
- Carrera marble bathroom tile
- Slik cast iron soaker tub
- Active cupola
- Double sided Mirage gas fireplace
- Private mini Muskoka room /w deck
- Hot tub

## UPPER DECK

- Crown verity
- BBQ /w side burner & warming oven
- Beer keg

## LOFT OFFICE

- Walkout to front balcony
- 50" flat screen TV
- Active Cupola
- Open to lower-level living room

## LOFT BEDROOM/BATH

- Walkout to lake facing balcony
- Double door closet
- Ceiling fan /w remote
- Premium black marble tile
- Restoration Hardware 2 sink vanity
- Restoration Hardware lighting

## LOWER-LEVEL LIVING

- Mirage gas fireplace
- 70" flat screen TV
- Walkout to stone patios

## LOWER-LEVEL BEDROOMS

- Remote control fans /w lights
- Custom closet built-ins
- Walkout to stone patios

## LOWER-LEVEL BEDROOM BATHROOMS

- Custom tile
- Custom built-in vanities

## GYM

- Durable rubber Gymcon flooring
- 70" Sony flat screen TV
- Sauna
- Steam shower
- Restoration Hardware 2 sink vanity
- Walkout to the boathouses

## THEATRE

- 180" screen
- BenQ projector (1080 HD DLP Power)
- Lazy Boy recliners
- In-floor lighting

## GARAGE

- Two car garage with built-in storage cabinet
- Heated epoxy floors

# BOAT HOUSES

## SINGLE STOREY BOATHOUSE /W SUNDECK

### LOWER LEVEL

- Control 4 sound
- Kitchenette
  - Keg fridge /w tap
  - KitchenAid ice maker
  - Wine / beverage fridge
  - Fisher & Paykel dishwasher
  - Large sink
- Mirage gas fireplace
- Pot lights & fans /w lights
- Large garage doors /w phantom screens
- Powder room
- 60" infinity fireplace
- 1 slip (11' x 34')
- Hydraulic lifts 10,000lb Sunstream
- 65" Sunbrite TV

### UPPER LEVEL

- Dura deck 75%
- Cedar deck 25%
- Invisirail glass surround
- Sunset views
- Outer Sunstream boat lift + 2 sunstream seadoo lifts

## DOUBLE STOREY BOATHOUSE /W ACCOMMODATIONS

### LOWER LEVEL

- 2 slips
- Sunstream 6000 hydraulic lifts

### UPPER LEVEL

- 2 bedrooms
- Both walkout to lakeside balcony with covered porch
- Kitchenette
  - Microwave
  - Bar fridge
  - Apron sink
- Bathroom
  - Marble mosaic tile
  - Custom vanity
  - Shower with rainhead
- Control 4 sound

# UPPER GARAGE

- Six car plus garage
- Epoxy floor
- Propane furnace
- 2 pc bath
- Laundry/wash off sink

# POOL

- Infinity pool
- 24' x 34'
- Onyx marbleite
- 3' - 7½' deep
- Automatic pool cover
- Granite landscaping
- Landscape lighting