

1027 CHOWN Road, MacTier, Ontario P0C 1H0

Client Full
Active / Residential

[1027 CHOWN Rd MacTier](#)

MLS® #: 40394255
Price: \$5,495,000



Muskoka/Muskoka Lakes/Medora Cottage/House



Water Body: **Lake Joseph**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,474**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,474/LBO provided**
DOM/CDOM: **52/52**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$11,651.52/2022**

Remarks/Directions

Public Rmks: This cottage has it all. The property is located in a quiet bay on sought after central Lake Joseph. A perfect family compound provides the opportunity to comfortably entertain a large family or friends. The bright, cheery two storey cottage features 3 bedrooms, 2 bathrooms and a cozy living area with a wood burning stone fireplace. The open concept kitchen and dining areas overlook a spacious deck and the water. After a day enjoying the dock or a cool fall day, sit back and relax in the sauna located in the main cottage. As you meander the grounds take in the beautiful gardens, stone pathways, complete with an irrigation system. A separate 780 sqft, one story guest cottage features two lovely bedrooms, bath, kitchenette and living area. You and your guests can practise your game as there is a golf chipping/putting green right off the covered porch. The two story, private oasis boathouse has 650 sqft of finished accommodation featuring a double sided gas fireplace between the vaulted living room and bedroom, there is also a large kitchenette and 3 piece bath. Expansive upper deck with soft tub. The lower boathouse is equipped with two 31' x 11' boat slips and bar for lakeside entertaining. To top it off, there is a three car, 2 storey garage with un-finished storage above. Plenty of parking and easy year round municipal road access. Move in and enjoy.

Directions: Muskoka Road 118 West to Muskoka Road 169 to Lake Joseph Road to Chown Road to #1027

Common Elements

Waterfront

Features: **Other**
Dock Features: **Boat Lift, Boat Slip**
Dock Type: **Private Docking**
Boat House: **Boat House, With Accommodation Above, Boathouse-Double Slips, Boathouse-Two Storey**
Shoreline: **Clean, Deep, Hard Bottom, Natural, Rocky**
Shore Rd Allow: **None**
Channel Name: **Wood Roffe Bay**
Frontage: **210.00**
Exposure: **North, West**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				
Guest House	2	1		
Boathouse	1	1		

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Privacy, Recreational Area, Seasonal Living, Year Round Living**
Construct. Material: **Concrete Block, Shingle, Stone, Wood**
Shingles Replaced: Foundation: **Stone**
Year/Desc/Source: **/Town Records/Other**
Property Access: **Municipal Road, Year Round Road**
Other Structures: **Other**
Pool Features: **None**
Garage & Parking: **Detached Garage//Outside/Surface/Open//Gravel Driveway**
Parking Spaces: **9**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup**
Water Source: **Lake/River**
Lot Size Area/Units: **2.370/Acres**
Lot Front (Ft): **210.00**
Location: **Rural**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee: **None**
Winterized: **Fully Winterized**
Driveway Spaces: **6.0**
Garage Spaces: **3.0**
Water Tmnt: **Sediment Filter**
Sewer: **Septic**
Acres Range: **2-4.99**
Acres Rent: **None**
Lot Depth (Ft): **None**
Lot Shape: **Irregular**
Lot Irregularities: **210 Feet Assessed x Irreg. (2.37 AC) as per MPAC**
Land Lse Fee: **None**

Area Influences: **Ample Parking, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Shopping Nearby**
View: **Lake**
Topography: **Flat, Flat site, Hillside, Level, Partially Cleared, Sloping, Terraced, Wooded/Treed**
Restrictions: **None**
Retire Com: **None**
Fronting On: **North**
Exposure: **North, West**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Hot Tub, Propane Tank, Sauna**
 Security Feat: **Smoke Detector(s)**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Forced Air-Propane**
 Fireplace: **/Wood** FP Stove Op:
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Furniture, Garage Door Opener, Hot Tub, Microwave, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 13298 SEC MUSKOKA; PT LT 3 CON 14 MEDORA AS IN LT27200; S/T LT27200; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR4** Survey: **Boundary Only/ 1972**
 Assess Val/Year: **\$1,968,000/2022** Hold Over Days: **90**
 PIN: **481450202** Occupant Type: **Vacant**
 ROLL: **445304000803600**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **04/07/2023**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C](#)
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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Sarah Shields, Employee
 Date Prepared: 05/29/2023

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	12' 0" X 15' 11"	3.66 X 4.85	
Kitchen	Main	11' 10" X 10' 9"	3.61 X 3.28	
Living Room	Main	19' 3" X 16' 6"	5.87 X 5.03	
Bathroom	Main			3-Piece
Sauna	Main	5' 7" X 9' 5"	1.70 X 2.87	
Bedroom	Second	14' 11" X 9' 5"	4.55 X 2.87	
Bedroom	Second	10' 2" X 9' 7"	3.10 X 2.92	
Bathroom	Second			3-Piece
Bedroom Primary	Main	11' 10" X 19' 6"	3.61 X 5.94	

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