

# Property Client Full

## 22 PLAYFAIR Island Unit #3, Seguin, Ontario P0C 1H0

Listing

**22 PLAYFAIR Islnd #3 Seguin**

**Active / Residential Freehold / Detached**

MLS®#: **X12116222**

List Price: **\$4,495,000**

**New Listing**



### Parry Sound/Seguin/Seguin

Tax Amt/Yr: **\$11,509.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **Z**  
Legal Desc: **PCL 20539 SEC SS LOT 5, PLM493; SEGUIN**

Style: **1 1/2 Storey** Rooms Rooms+: **12+0**  
Fractional Ownership: **BR BR+: 6(6+0)**  
Assignment: **Baths (F+H): 4(3+1)**  
Link: **No** SF Range: **3500-5000**  
Stores: **1.5** SF Source:  
Lot Irreg: **426' X IRREGULAR (3 ACRES)** Lot Acres: **2 - 4.99**  
Lot Front: **426.00** Fronting On: **W**  
Lot Depth: **0.00**  
Lot Size Code: **Acre**  
Zoning: **LSR**  
Dir/Cross St: **See Directions**

PIN #: **521940024**  
Holdover: **60**  
Possession: **TBA**

ARN #: **490301000512110**  
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**  
Island YN: **No**  
Fam Rm: **Yes**  
Basement: **No/None**  
Fireplace/Stv: **Yes**  
Interior Feat: **Countertop Range**  
Heat: **Baseboard, Woodburning**  
A/C: **Yes/Other**  
Central Vac: **No**  
Property Feat: **Shake**  
Roof: **Block**  
Foundation: **Block**  
Soil Type:  
Alternate Power: **None**  
Water Name: **Lake Joseph**  
Waterfront Y/N: **Yes**  
Water Struct:  
Water Features: **Marina Services**  
Under Contract:

Exterior: **Wood**  
Drive: **None**  
Garage: **No**  
Gar/Gar Spcs: **None/0.0**  
Drive Pk Spcs: **0.00**  
Tot Pk Spcs: **0.00**  
Pool: **None**  
Room Size:  
Rural Services:  
Security Feat: **Alarm System**

Utilities: **Hydro**  
Water: **Other**  
Water Inc: **Lake/River**  
Water Meter:  
Waterfront Feat: **Marina Services**  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Access To Property: **Water Only**  
Shoreline: **Natural**  
Shoreline Road Allowance: **None**  
Docking Type: **Private**  
View:

Waterfront: **Direct**  
Easements/Restr: **Unknown**

Waterfront Frontage (M): **129.84**

Dev Charges Paid:

HST App To SP: **In Addition To, Included In**

Shoreline Exposure:

Water View: **Direct**  
Lot Shape: **Irregular**

Channel Name:  
Lot Size Source:

### Remarks/Directions

Client Rmks: **Located just a 3-minute boat ride from Gordon Bay Marina, 22 Playfair Island offers a rare chance to own a spacious, well-built cottage on 3 private acres. With 6 bedrooms, 4 bathrooms, and 4,300 square feet of living space, theres plenty of room for relaxing, hosting, and enjoying island life. The cottage sits on a gentle hill, giving it elevated views and added privacy. While the home is surrounded by trees and shade, the boathouse and waterfront enjoy excellent sun exposure, perfect for spending long summer days by the lake. The Ipe dock spans an impressive 2,600 square feet, providing abundant space for lounging, entertaining, and docking watercraft. The boathouse features a fully finished second floor with 830 square feet of living space, including 2 bedrooms and a 3-piece bathroom ideal for guests or extended family. On the main level, theres also a 2-piece bathroom, along with a wet bar and bar refrigeration, making it a convenient and stylish space for lakeside entertaining. Inside the main cottage, the open-concept layout features high ceilings, a large stone double-sided wood-burning fireplace, and a bonus family room. The kitchen includes stainless appliances and honed granite countertops, blending style and function. Well-crafted details are found throughout: coffered ceilings, antique hemlock floors, hand-milled solid wood doors, and a mix of board and batten and tongue-and-groove wall paneling, all painted in a clean white tone. Ceiling fans are installed in every room, and some spaces include window seats for added charm. 22 Playfair Island is a great opportunity to enjoy classic Muskoka cottage living in a peaceful, scenic setting with modern amenities and standout features.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/08/2025**

Rooms

**MLS® #: X12116222**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>10.66 M X 4.57 M</b>	<b>34.97 Ft x 14.99 Ft</b>		<b>Fireplace</b>
<b>Kitchen</b>	<b>Main</b>	<b>10.66 M X 6.09 M</b>	<b>34.97 Ft x 19.98 Ft</b>		
<b>Family Room</b>	<b>Main</b>	<b>6.4 M X 5 M</b>	<b>20.99 Ft x 16.40 Ft</b>		<b>Fireplace</b>
<b>Bedroom</b>	<b>Main</b>	<b>5.48 M X 3.78 M</b>	<b>17.97 Ft x 12.40 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>5.48 M X 3.78 M</b>	<b>17.97 Ft x 12.40 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>4.26 M X 4.26 M</b>	<b>13.97 Ft x 13.97 Ft</b>		
<b>Primary Bedroom</b>	<b>Second</b>	<b>7.62 M X 4.57 M</b>	<b>24.99 Ft x 14.99 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>4.26 M X 4.08 M</b>	<b>13.97 Ft x 13.38 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.96 M X 4.08 M</b>	<b>12.99 Ft x 13.38 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.96 M X 3.96 M</b>	<b>12.99 Ft x 12.99 Ft</b>		
<b>Breakfast</b>	<b>Second</b>				<b>4 Pc Bath</b>
<b>Bathroom</b>	<b>Main</b>			<b>5</b>	
<b>Bathroom</b>				<b>4</b>	
<b>Bathroom</b>				<b>3</b>	
<b>Bathroom</b>				<b>2</b>	

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