

Property Client Full

27 Joyce Lane, The Archipelago, Ontario P0G 1G0

Listing

27 Joyce Lane The Archipelago
Active / Residential Freehold / Detached

MLS®#: X13001798
List Price: \$898,000

Parry Sound/The Archipelago/Archipelago South



Tax Amt/Yr: **\$2,240.26/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 13379 SEC SS; SUMMER RESORT LT 67 PL M280; PT RDAL IN FRONT LT 23 CON 3 CONGER PT 1 42R8069; S/T LT140326; THE ARCHIPELAGO**

Style:	Bungalow	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	2(1+1)
Link:	No	SF Range:	1100-1500
Storeys:	1.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	
Lot Front:	205.00	Fronting On:	S
Lot Depth:	0.00		
Lot Size Code:	Feet		
Zoning:	IR		
Dir/Cross St:	Kapikog Dam rd/Joyce Ln		

PIN #: **521890266** ARN #: **490509000403010** Contact After Exp: **No**
 Holdover: **90**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, Cable Available, Telephone Available
Basement:	Yes/Crawl Space	Garage:	No	Water:	Other
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Water Supply Type:	Lake/River
Fireplace Feat:	Wood Stove	Drive Pk Spcs:	10.00	Water Delivery Feat:	Heate Waterline, UV System
Interior Feat:	Guest Accommodations, Primary Bedroom - Main Floor	Tot Pk Spcs:	10.00	Water Meter:	
Parking Feat:	Available, Private	Pool:	None	Waterfront Feat:	Stairs to Waterfront
Heat:	Baseboard	Room Size:		Waterfront Struc:	Dry Boathouse-Single
Heat Source:	Electric	Rural Services:		Well Capacity:	
A/C:	/None	Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Well Depth:	
Central Vac:	No			Sewers:	Septic Unknown
Property Feat:				Special Desig:	
Exterior Feat:	Deck, Hot Tub, Patio, Porch, Porch Enclosed, Seasonal Living			Farm Features:	
Roof:	Asphalt Shingle			Winterized:	
Foundation:	Concrete Block				
Topography:	Flat, Hillside, Level, Partially Cleared, Wooded/Treed				
Soil Type:					
Alternate Power:	None				
Water Name:	Kapikog Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Right of Way		
Water Struct:	Dry Boathouse-Single				
Water Features:	Stairs to Waterfront	Dev Charges Paid:		HST App To SP:	Included In
Under Contract:					
Access To Property:	Private Road, Seasonal Municip Rd, Seasonal Priv Rd	Shoreline Exposure:	South East		
Shoreline:	Mixed, Shallow				
Shoreline Road Allowance:	Owned	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:		Lot Size Source:	MPAC
View:	Forest, Lake, Trees/Woods, Water				

Remarks/Directions

Client Rmks: **Escape to this tranquil 3-season retreat nestled on the serene shores of Kapikog Lake. Cottage has been used during winter months, this spacious 4-bedroom, 2-bath cottage is the perfect blend of rustic charm & modern comfort, offering everything you need for lifetime memories in the heart of cottage country. Step into the expansive Muskoka room, equipped with a wet bar and 200 amp outlet and heaters for Muskoka room and kitchen, perfect for enjoying panoramic views of the water, morning sunrises, & gentle lake breezes. The bright living room is anchored by a wood-burning stove, creating a warm & inviting atmosphere for cool evenings & family gatherings. Outdoors, enjoy direct waterfront access with a dry boathouse ideal for storing water toys & equipment. Unwind in the hot tub, perfectly positioned to overlook the lake & take in the peaceful, natural surroundings. The property features a bunkie for extra guests, a garden shed, & a storage building, providing ample space for all your seasonal needs. Whether you're enjoying the peaceful setting, entertaining guests, or out for a paddle, boat ride, cross country skiing, snowmobiling (lake is on the CTrail), snowshoeing, or hiking, 27 Joyce Lane is a rare opportunity to own a piece of paradise in the sought-after Nobel area.**

Inclusions: **All Appliances, Furnishings, Window Coverings.**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.99 M X 2.58 M	16.37 Ft x 8.46 Ft		
Dining Room	Main	3.52 M X 3.32 M	11.54 Ft x 10.89 Ft		
Powder Room	Main	1.65 M X 0.75 M	5.41 Ft x 2.46 Ft		2 Pc Bath
Living Room	Main	4.78 M X 4.8 M	15.68 Ft x 15.74 Ft		
Bedroom	Main	2.98 M X 2.21 M	9.77 Ft x 7.25 Ft		
Bedroom	Main	2.98 M X 2.44 M	9.77 Ft x 8.00 Ft		
Bedroom	Main	2.44 M X 3.39 M	8.00 Ft x 11.12 Ft		
Primary Bedroom	Main	3.52 M X 3.39 M	11.54 Ft x 11.12 Ft		
Bathroom				4	
Bathroom				2	

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