

Property Client Full

27 Joyce Lane, The Archipelago, Ontario P0G 1G0

Listing

[27 Joyce Lane The Archipelago](#)

Active / Residential Freehold / Detached

MLS®#: **X12293419**

List Price: **\$988,800**

New Listing

Parry Sound/The Archipelago/Archipelago South



Tax Amt/Yr: **\$2,240.26/2025** Transaction: **Sale**
 SPIS: **No** DOM: **Q**
 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:
 Lot Irreg: Lot Acres: Fronting On: **S**
 Lot Front: **205.00**
 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 Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, Cable Available, Telephone Available
Fam Rm:	Yes	Drive:	Available		
Basement:	Yes/Crawl Space	Garage:	No	Water:	Other
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Water Sup Type:	Lake/River
Fireplace Feat:	Wood Stove	Drive Pk Spcs:	10.00	Water Supply:	Heatd Waterline, UV System
Interior Feat:	Guest Accommodations, Primary Bedroom - Main Floor	Tot Pk Spcs:	10.00	Water Meter:	
Heat:	Baseboard, Electric	Pool:	None	Waterfront Feat:	Stairs to Waterfront
A/C:	No/None	Room Size:		Waterfront Struc:	Dry Boathouse-Single
Central Vac:	No	Rural Services:		Well Capacity:	
Property Feat:		Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Well Depth:	
Exterior Feat:	Deck, Hot Tub, Patio, Porch, Porch Enclosed, Seasonal Living			Sewers:	Septic
Roof:	Asphalt Shingle			Special Desig:	Unknown
Foundation:	Concrete Block			Farm Features:	
Soil Type:				Winterized:	
Alternate Power:	None				
Water Name:	Kapikog Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct		
Water Struct:	Dry Boathouse-Single	Easements/Restr:	Right of Way	Waterfront Frontage (M):	62.48
Water Features:	Stairs to Waterfront				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Seasonal Municip Rd, Seasonal Priv Rd	Shoreline Exposure:	South/East		
Shoreline:	Mixed, Shallow				
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Forest, Lake, Trees/Woods, Water	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Escape to this tranquil 3-season retreat nestled on the serene shores of Kapikog Lake. This spacious 4-bedroom, 2-bathroom cottage is the perfect blend of rustic charm and modern comfort, offering everything you need for memorable summers in the heart of cottage country. Step into the expansive Muskoka room, perfect for enjoying panoramic southeast-facing views of the water, morning sunrises, and gentle lake breezes. The cozy interior is anchored by a wood-burning stove, creating a warm and inviting atmosphere for cool evenings and family gatherings. Outdoors, enjoy direct waterfront access with a dry boathouse ideal for storing water toys and equipment. Unwind in the hot tub, perfectly positioned to overlook the lake and take in the peaceful, natural surroundings. The property also features a bunkie for extra guests, a garden shed, and a storage building, providing ample space for all your seasonal needs. Whether you're enjoying the peaceful setting, entertaining guests, or heading out on the lake for a paddle or a boat ride, 27 Joyce Lane is a rare opportunity to own a piece of paradise in the sought-after Nobel area.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/18/2025**

Rooms

MLS® #: X12293419

<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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