

Property Client Full

27 Joyce Lane, The Archipelago, Ontario P0G 1G0

Listing

27 Joyce Lane The Archipelago

Active / Residential Freehold / Detached

MLS®#: **X13780442**

List Price: **\$893,000**

New Listing



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**
Stores: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres:**
Lot Front: **205.00** Fronting On: **S**
Lot Depth: **0.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **IR**
Dir/Cross St: **Kapikog Dam rd/Joyce Ln**

PIN #:	521890266	ARN #:	490509000403010	Contact After Exp:	Yes
Holdover:	90	Possession Date:		Survey Year/Type:	Available
Possession:	Flexible				
Kitch Kitch +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Other
Fam Rm:	Yes	Garage:	No	Water Supply Type:	Lake/River
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	None/0.0	Water Delivery Feat:	Heat Waterline, UV
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00		System
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	10.00	Water Meter:	
Interior Feat:	Guest Accommodations,	Pool:	None	Waterfront Feat:	Dock
	Primary Bedroom - Main	Room Size:		Waterfront Struc:	Bunkie
	Floor	Rural Services:		Well Capacity:	
Parking Feat:	Available, Private	Security Feat:	Carbon Monoxide	Well Depth:	
Heat:	Baseboard		Detectors, Smoke	Sewers:	Septic
Heat Source:	Electric		Detector	Special Desig:	Unknown
A/C:	/None			Farm Features:	
Central Vac:	No			Winterized:	
Property Feat:					
Exterior Feat:	Deck, Hot Tub, Patio,				
	Porch, Porch Enclosed,				
	Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Flat, Level, Partially				
	Cleared, Wooded/Treed				
Soil Type:					
Alternate Power:	None				
Water Name:	Kapikog Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Bunkie	Easements/Restr:	Right of Way		
Water Frontage:	62.48				
Water Features:	Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Seasonal Municip Rd, Seasonal Priv Rd				
Shoreline:	Mixed	Shoreline Exposure:	South East		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Forest, Lake, Water	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **The Top 5 Reasons You'll Love This Cottage: 1) 205 feet of shoreline on Kapikog Lake - private, peaceful and beautifully positioned. 2) Southeast exposure - enjoy sunshine, morning light and long cottage days by the water. 3) 4 - bedrooms + 2 bathrooms - plenty of space for family and guests including a separate guest Bunkie. 4) Classic cottage living - a generous 20 x 20 Muskoka Room, spacious deck and private dock create the perfect setting for summer. 5) A quiet escape - surrounded by nature and tucked away on Joyce Lane, yet convenient to the amenities and communities nearby.**

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

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

Prepared By: **MEGHAN MURPHY, Administrator**

Date Prepared: **09/14/2026**

