

Property Client Full

56 Blair Point Road, Seguin, Ontario P0C 1J0

Listing

56 Blair Point Rd Seguin

Active / Residential Freehold / Detached

MLS®#: **X13001096**

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

New Listing

Parry Sound/Seguin/Humphrey



Tax Amt/Yr: **\$8,135.93/2025** Transaction: **Sale**
 SPIS: **Yes** DOM: **0**
 Legal Desc: **PCL 17738 SEC SS; LT 8 PL M117; PT RDAL IN FRONT LT 8 PL M117 HUMPHREY PT 1 42R2541; SEGUIN SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 42R21832 AS IN GB159550**

Style: **Bungalow** Rooms Rooms+: **9+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 3(3+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **198.00** Fronting On: **S**
 Lot Depth: **208.00**
 Lot Size Code: **Feet**
 Dir/Cross St: **Hwy 632 & Jean Marie Rd**

PIN #: **521950015** ARN #: **490301000104900** Contact After Exp: **No**
 Holdover: **90**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0) Fam Rm: Yes Basement: Yes/Crawl Space Fireplace/Stv: Yes Interior Feat: Air Exchanger, Carpet Free, ERV/HRV, Generator - Full, On Demand Water Heater, Separate Heating Controls, Water Treatment	Exterior: Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 8.00 Tot Pk Spcs: 8.00 Pool: None Room Size: Room Size: Rural Services: Rural Services: Security Feat: Security Feat:	Water: Other Water Supply Type: Lake/River Water Delivery Feat: UV System, Water Treatment Water Meter: Water Meter: Waterfront Feat: Beachfront, Dock Waterfront Struc: Not Applicable Well Capacity: Well Capacity: Well Depth: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Farm Features: Winterized: Winterized:
Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: 0-5 Elevator: No/ Retirement: No Property Feat: Property Feat: Exterior Feat: Deck, Fishing, Privacy, Year Round Living	Roof: Metal Foundation: Insulated Concrete Form Topography: Flat, Level Soil Type: Soil Type: Alternate Power: Generator - wired Access Feat: 32 Inch Min Doors, Level Entrance	Water Name: Lake Joseph Waterfront Y/N: Yes Water Struct: Not Applicable Water Features: Beachfront, Dock Under Contract: Under Contract: Access To Property: Private Road Shoreline: Sandy, Soft Bottom Shoreline Road Allowance: Owned Docking Type: Private View: Water
	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Dev Charges Paid: Shoreline Exposure: South West Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Included In Channel Name: Little Lake Joseph Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to 56 Blair Pt Rd, a stunning four-bedroom, three-bath, four-season retreat nestled on the calm shores of Little Lake Joseph on a private, level lakeside lot. Offering 2,205 square feet of thoughtfully designed living space, this recently completed 2023 custom build blends modern luxuries with Muskoka charm. The heart of the home features an expansive open-concept living and custom kitchen area, highlighted by soaring ceilings and a striking floor-to-ceiling stone fireplace the perfect gathering space for family and friends. A sun-filled, four-season Muskoka room extends the living space, offering the ideal spot to enjoy morning coffee, sunrises and lake views. Large windows frame sweeping southwest vistas, filling the home with natural light and showcasing breathtaking evening skies over the water to create a warm, inviting atmosphere, fully equipped for year-round living or as a seasonal getaway. With four spacious bedrooms and three well-appointed bathrooms, this property provides ample space for a multi-generational family and guests. Heated concrete floors in the foyer and bathrooms add extra comfort, while many interior doors are designed at 36 wide to assist those who may be mobility challenged. Step outside and**

enjoy the rare convenience of a level lot, where you can drive right up to the back door, and only six gentle granite steps lead you down to the shoreline. A large covered deck spans the back of the cottage for social gatherings with lakeside views. The landscaped grounds are complemented by a private sauna with lake views, a hot tub, gas fireplace on the deck, and a Toja lakeside hammock perfect for unwinding. A spacious shed adds functionality and storage. A short drive to Rosseau and Port Carling, a backup generator and Bell fibre internet make this a seamless four-season getaway. Complete with all furniture, the home is move-in ready.

Inclusions: **All appliances, Inclusions list in supplements**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/15/2026**

Rooms

MLS®#: X13001096

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.55 M X 5.35 M	18.20 Ft x 17.55 Ft		
Dining Room	Main	2.52 M X 3.93 M	8.26 Ft x 12.89 Ft		
Kitchen	Main	8.07 M X 2.85 M	26.47 Ft x 9.35 Ft		
Family Room	Main	4.1 M X 6.21 M	13.45 Ft x 20.37 Ft		
Bedroom	Main	2.67 M X 3.55 M	8.75 Ft x 11.64 Ft		
Primary Bedroom	Main	3.68 M X 4.11 M	12.07 Ft x 13.48 Ft		4 Pc Ensuite
Bedroom	Main	3.68 M X 3.46 M	12.07 Ft x 11.35 Ft		
Bathroom				5	
Bathroom				4	
Bathroom				3	

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