

Property Client Full

56 Blair Point Road, Seguin, Ontario P0C 1J0

Listing

[56 Blair Point Rd Seguin](#)

Active / Residential Freehold / Detached

MLS®#: **X12360208**

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



Parry Sound/Seguin/Humphrey

Tax Amt/Yr: **\$8,135.93/2024** Transaction: **Sale**
 SPIS: **No** DOM: **21**
 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 Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Water:	Other
Fam Rm:	No	Garage:	No	Water Supply Type:	Lake/River
Basement:	Yes	Gar/Gar Spcs:	None/0.0	Water Supply:	UV System, Water Treatment
Fireplace/Stv:	Yes/Crawl Space	Drive Pk Spcs:	8.00	Water Meter:	
Interior Feat:	Yes	Tot Pk Spcs:	8.00	Waterfront Feat:	Beachfront, Dock
	Air Exchanger, Carpet Free, ERV/HRV, Generator - Full, On Demand Water Heater, Separate Heating Controls, Water Treatment Forced Air, Propane Yes/Central Air	Pool:	None	Waterfront Struc:	Not Applicable
Heat:		Room Size:		Well Capacity:	
A/C:		Energy Gener:	Generator-Wired	Well Depth:	
Central Vac:	No	Rural Services:		Sewers:	Septic
Apx Age:	0-5	Security Feat:		Special Desig:	Unknown
Elevator:	No			Farm Features:	
Retirement:	No			Winterized:	
Property Feat:					
Exterior Feat:	Deck, Fishing, Privacy, Year Round Living Metal				
Roof:	Insulated Concrete Form Flat, Level				
Foundation:					
Topography:					
Soil Type:					
Alternate Power:	Generator - wired				
Access Feat:	32 Inch Min Doors, Level Entrance				
Water Name:	Lake Joseph	Waterfront:	Direct	Waterfront Frontage (M):	60.35
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Features:	Beachfront, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road				
Shoreline:	Sandy, Soft Bottom	Shoreline Exposure:	South/West		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	Little Lake Joseph
View:	Water	Lot Shape:	Irregular	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: LAURA BILLINGS, REALTOR Salesperson Date Prepared: 09/12/2025

Rooms

MLS® #: X12360208					
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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	