

Property Client Full

56 Blair Point Road, Seguin, Ontario P0C 1J0

Listing

[56 Blair Point Rd Seguin](#)**Active / Residential Freehold / Detached**MLS® #: **X13692318**List Price: **\$3,995,000**

New Listing

Parry Sound/Seguin/Humphrey



Tax Amt/Yr: **\$8,135.93/2025** Transaction: **Sale**
 SPIS: **No** DOM
 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** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hwy 632 & Jean Marie Rd**

PIN #: **521950015**
 Holdover: **90**
 Possession: **TBA**

ARN #: **490301000104900**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

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:
 Rural Services:
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **UV System, Water Treatment**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 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:
 Exterior Feat: **Deck, Fishing, Privacy, Year Round Living**

Roof: **Metal**
 Foundation: **Insulated Concrete Form**
 Topography: **Flat, Level**
 Soil Type:
 Alternate Power: **Generator - wired**
 Access Feat: **32 Inch Min Doors, Level Entrance**

Water Name: **Lake Joseph**
 Waterfront Y/N: **Yes**
 Water Struc: **Not Applicable**
 Water Frontage: **60.35**
 Water Features: **Beachfront, Dock**
 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**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South West**

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name: **Little Lake Joseph**
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to 56 Blair Point Road - a four-season waterfront retreat with +/- 200 feet of private south-west exposure shoreline on Little Lake Joseph. Set on a level lot with easy access to the water, this custom-built 2023 home offers 2,205 square feet of inviting, well-considered space, blending contemporary comfort with timeless Muskoka character. Inside, soaring ceilings and a dramatic floor-to-ceiling stone fireplace create a natural gathering place in the open-concept great room and large custom kitchen. The adjoining four-season Muskoka room draws you toward the lake, while expansive windows fill the home with light and capture peaceful water views and dockside spectacular sunsets. Four generous bedrooms and three full**

bathrooms provide comfortable space for family and guests. In-floor radiant heat in the entry and bathrooms, an insulated concrete form foundation, standing seam steel roof, and 36-inch interior doorways throughout much of the home combine everyday comfort with lasting quality. Outside, the level property makes arrival effortless, with the rare convenience of driving directly to the back door. Just six gentle granite steps lead down to the sandy shoreline and a large dock to be enjoyed on a quiet bay, or moored alongside for all your boating activities among the coveted Muskoka lakes. A large cedar-covered deck with a gas fireplace is made for lingering evenings lakeside, while the sauna, hot tub, and Toja hammock invite slower moments in the private outdoor space. Established landscaping, a large storage shed, and separate firewood shed complete the grounds. Just a short drive from Rosseau and Port Carling, with the cottage road maintained throughout the winter, this turnkey retreat is equally suited to year-round enjoyment or long summer stays. Bell Fibre internet, a 22 KW Generac generator, and furnishings are included. Here, the best of Muskoka is wonderfully uncomplicated: arrive, settle in, and let the lake set the pace.

Inclusions: All appliances, Inclusions list in supplements

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

Prepared By: LUCAS WILHELM, Administrator

Date Prepared: 08/19/2026

Rooms

MLS® #: X13692318

<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	18.21 Ft x 17.55 Ft		
Dining Room	Main	2.52 M X 3.93 M	8.27 Ft x 12.89 Ft		
Kitchen	Main	8.07 M X 2.85 M	26.48 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	8.76 Ft x 11.65 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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