



**iMUSKOKA**  
P R O P E R T I E S



# LAKE JOSEPH

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## LISTING INFORMATION

Address:

31 PLAYFAIR ISLAND # 3,  
SEGUIN, P0C 1H0

2.47 Acres

345 Feet of Frontage

South Exposure

1,300 Square Feet

Legal description: PT ISLAND G  
IN LAKE JOSEPH HUMPHREY  
PT 2 42R9205; SEGUIN

LISTING BROKERAGE:  
CHESTNUT PARK REAL ESTATE  
LIMITED, BROKERAGE

SALES REPRESENTATIVES:  
DAN IMRIE & BEN IMRIE





# BEAUTIFULLY UPDATED COTTAGE

**3 BEDROOMS**  
**1 BATHROOM**  
**1 BUNKIE**  
**345 FEET OF FRONTAGE**  
**SOUTH EXPOSURE**

This splendid island property is nestled on a beautiful 2.47 acres with expansive long views to the south, all day sun and spectacular sunsets. The grounds are in impeccable order. Many upgrades include a new deck, new dock, new windows, roof and paint. The open concept, main living space is delightful with vaulted ceilings, wooden floors and a classic stone fireplace. Completing the main living space includes: 3 bedrooms, 1 bedroom and a charming bunkie. Natural landscaping with mature trees and rock outcropping add to this island oasis. 354' of gentle sloping shoreline with both a sand beach for the children to play and deep waters off of the newly constructed swim dock. The abundance of decking is a great contribution towards the living space that this cottage has to offer, making it fun and easy to entertain your family and friends. This property is the perfect family retreat.

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PROPERTIES

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[www.imuskoka.com](http://www.imuskoka.com)



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\*Sales Representatives. The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.

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