

\$4,495,000 - 37B COCKBURN Lane

Listing ID: 40616680

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3 Bedrooms, 2 Bathrooms, 31 acres

Single Family

37B COCKBURN Lane, Seguin, Ontario,
P0C1H0

This offering presents a rare opportunity to own 2 cottages totaling 2,780 sq. ft. of living space on 272 feet of pristine Lake Joseph shoreline and 31 beautifully treed acres providing privacy both between and from the neighbours while displaying stunning island dotted views. Stone pathways, towering trees and mature perennial gardens lead you to a 2 bed, 1.5 bath fully winterized cottage where you are greeted into a cozy and inviting atmosphere. The Dining Room offers expansive windows which allow an abundance of natural light into the space. A recently renovated kitchen is both functional and stylish with new cabinetry and Miele appliances. The natural stone wood burning fireplace is the focal point of the Living Room and cedar walls draw the outdoor elements in creating warmth within the space. The large Muskoka room provides stunning lake views and is the perfect spot to cozy up with a good book or to enjoy your morning coffee. The Lower 3+ bed, 1.5 bath seasonal waters edge cottage is perched directly on the shoreline. The expansive deck gifts you with sun throughout the day and is the ideal spot for alfresco dining and entertaining. A spacious Muskoka Room/Dining Room has floor to ceiling

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windows providing natural light. The pine lined Living Room exudes warm ambiance with a wood burning fireplace and stunning lake views. Both cottages come fully furnished and equipped. A single storey boathouse with interior slip and additional exterior boat slip boasts 18 feet of crystal-clear deep water at the end of the dock. The generous shoreline also provides a separate swim/boat dock in front of the upper cottage. Lake Joe is known for its clean, clear water quality and this property does not disappoint. Great development potential with grandfathered footprints or move in and start making memories at this unique family compound in a highly sought after, prime Lake Joseph locale, with quick easy access from Toronto. (id:50245)

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