

# \$4,495,000 - 3 - 22 Playfair Island, Seguin

MLS® #X12116222

**\$4,495,000**

6 Bedroom, 4.00 Bathroom,  
Single Family on 426.00 Acres

Seguin, Seguin, Ontario

Located just a 3-minute boat ride from Gordon Bay Marina, 22 Playfair Island offers a rare chance to own a spacious, well-built cottage on 3 private acres. With 6 bedrooms, 4 bathrooms, and 4,300 square feet of living space, there's plenty of room for relaxing, hosting, and enjoying island life. The cottage sits on a gentle hill, giving it elevated views and added privacy. While the home is surrounded by trees and shade, the boathouse and waterfront enjoy excellent sun exposure, perfect for spending long summer days by the lake. The Ipe dock spans an impressive 2,600 square feet, providing abundant space for lounging, entertaining, and docking watercraft. The boathouse features a fully finished second floor with 830 square feet of living space, including 2 bedrooms and a 3-piece bathroom ideal for guests or extended family. On the main level, there's also a 2-piece bathroom, along with a wet bar and bar refrigeration, making it a convenient and stylish space for lakeside entertaining. Inside the main cottage, the open-concept layout features high ceilings, a large stone double-sided wood-burning fireplace, and a bonus family room. The kitchen includes stainless appliances and honed granite countertops, blending style and function. Well-crafted details are found throughout: coffered ceilings, antique hemlock floors, hand-milled solid wood doors, and a mix of board and batten and tongue-and-groove wall paneling, all painted in



a clean white tone. Ceiling fans are installed in every room, and some spaces include window seats for added charm.<sup>22</sup> Playfair Island is a great opportunity to enjoy classic Muskoka cottage living in a peaceful, scenic setting with modern amenities and standout features.

(id:6289)

**Essential Information**

Listing #	X12116222
Price	\$4,495,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	426.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	3 - 22 Playfair Island
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P0C1H0

**Amenities**

Amenities	Marina
Utilities	Electricity
Features	Irregular lot size
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Island

**Interior**

Appliances	Range, Furniture, Window Coverings
Heating	Wood Baseboard heaters
Fireplace	Yes

# of Stories                      2

## Exterior

Exterior                      Wood

Foundation                  Block

## Listing Details

Listing Office                  Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty



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