

\$4,495,000 - 56 Blair Point Road, Seguin (humphrey)

MLS® #X12360208

\$4,495,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Humphrey, Seguin (humphrey), Ontario

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. (id:6289)

Essential Information

Listing #	X12360208
Price	\$4,495,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	56 Blair Point Road
Subdivision	Humphrey
City	Seguin (humphrey)
Province	Ontario
Postal Code	P0C1J0

Amenities

Amenities	Separate Heating Controls
Features	Irregular lot size, Flat site, Level, Carpet Free
Parking Spaces	8
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Treatment, All
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Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Lot Description	198 x 208 FT 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty



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