

2 PEGGY Island, Seguin, Ontario P0C 1H0

Client Full
Active / Residential

[2 PEGGY II Seguin](#)

MLS®#: 40087842
Price: \$7,850,000



Parry Sound/Seguin/Seguin BungalowHouse



Water Body: **Joseph**
Type of Water: **Lake**

	Bed	Bath	Kitch
Main	3	2	1

Beds: 3 (3 + 0)
 Baths: 2 (2 + 0)
 SF Total: 1,800/LBO provided
 SF Range: 1501 to 2000
 Abv Grade Fin SF: 1,800.00/LBO provided
 Blw Grade SF: 0.00
 Common Interest: Freehold/None
 Tax Amt/Yr: \$10,840/2020

Remarks/Directions

Public Rmks: A Lake Joseph jewel. This private island has not been offered for sale since the original Crown grant in 1877. Peggy Island is nothing less than mesmerizing with her privacy, natural beauty, multiple exposures and glorious Muskoka sunsets. Walk the island to personally experience the gentle terrain, Group-Of-Seven granite shorelines, natural sand beach cove and towering pines. This could be your idyllic escape from the City, or perhaps as your private getaway from an existing mainland Lakehouse. Peggy Island has almost 3 acres, over 2000' of shoreline, an existing 3 bedroom cottage, 2 slip boathouse and sundock. Potential to add, renovate, design or build. Close to golf, marinas and area amenities.

Directions: BY BOAT. CLOSEST MARINA IS GORDON BAY

Common Elements

Waterfront

Features: Beach Front, Island, Water Access
Dock Features: Boat Slip
Dock Type: Public Docking
Shoreline: Mixed, Rocky, Sandy
Shore Rd Allow: None
Channel Name:

Boat House: Boathouse-Double Slips
Frontage: 2171.00
Exposure:
Island Y/N: Yes

Exterior

Exterior Feat: Deck(s), Privacy
Construct. Material: Wood
Shingles Replaced:
Year/Desc/Source: 1985/Other
Property Access: Boat Access
Pool Features: None
Parking Features: None
Parking Spaces: 0 Spaces
Garage Sp/Desc: 0 Spaces
Services: Cell Service, Electricity, Telephone
Water Source: Lake/River, Other
Lot Size Area/Units: 2.75/Acres
Lot Front (Ft): 2,171.00
Location: Rural
Area Influences: Lake Access
Topography: Partially Cleared, Wooded/Treed
Restrictions: Other

Foundation: Concrete Block
Driveway Spaces: 0.0
Parking Assigned:
Water Trmt: None
Acres Range: 2-4.99
Lot Depth (Ft):
Lot Irregularities:

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 31-50 Years
Rd Acc Fee:
Carport Sp:
Sewer: Septic
Acres Rent:
Lot Shape: Irregular
Land Use Fee:
Fronting On: West
Exposure:

Interior

Interior Feat: None
Basement: None
Cooling: None
Heating: Baseboard
Fireplace: /Wood
Under Contract: None
Inclusions: Dishwasher, Microwave, Refrigerator, Stove

Basement Fin:
FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: No

Local Improvements Fee:

Legal Desc: ISLAND B IN LAKE JOSEPH HUMPHREY; S/T EXECUTION 95-0000618, IF ENFORCEABLE; S/T EXECUTION 96-0000093, IF ENFORCEABLE; S/T EXECUTION 96-0000335, IF ENFORCEABLE; S/T EXECUTION 97-0000239, IF ENFORCEABLE; SEGUIN EXCEPT FORFEITED MINING RIGHTS, IF ANY

Zoning: LSR
Assess Val/Year: \$3,940,000/2020
PIN: 521940414
ROLL: 490301000511100
Possession/Date: Flexible/

Survey: Available/ 2018
Hold Over Days:
Occupant Type: Owner
Deposit:

Brokerage Information

List Date: 03/28/2021
List Brokerage: [CHESTNUT PARK REAL ESTATE LTD., BROKERAGE, PORT CARLING -M131](#)
Source Board: The Lakelands

Prepared By: SUSAN O'CONNOR, Salesperson
POWERED by itsorealestate.com. All rights reserved.

Date Prepared: 04/08/2021

Information deemed reliable but not guaranteed.

CoreLogic Matrix

MLS®#: 40087842

