

what it went for

\$5.2 MILLION

CONNIE ADAIR

Lake Joseph
1805 Peninsula Rd. #241
(Muskoka)
Asking price: \$4.995 million
Sold for: \$5.2 million
Taxes: \$22,766 (2018)
Garage: 3
Parking: 7
Bedrooms: 4
Bathrooms: 5
Square footage: 3,800
Days on the market: 4

There are patient people in cottage country lying in wait for the property of their dreams to hit the market. And when it does, they spring into action, says listing agent Sandy Waldie.

"The buyers had looked for a number of years and were well acquainted with the lake. When they saw this property was for sale, they were serious and reacted immediately."

There were two bidders, both looking for a Lake Joseph location. There are many reasons the property attracted so much interest, she says, including its south Lake Joe locale. As well, she says "it's not on a boat channel, it has more than 400 feet of water frontage and is on 33 acres."

When Waldie sold the land to the current owners in 1996, it attracted multiple offers. "At the time there was no road in," Waldie says, adding people recognized its value in 1996 and they recognize its value now.

It was on the market for four days. Quick sales are not

rare this year because of the limited availability of really good property, she says. Two weeks after selling this property, she had a similar listing "just up the coast that attracted multiple offers and sold in two days. Again, it was a southwest property on Lake Joe with a large frontage."

"Buyers are selective and are looking for a long time, so when something becomes available they're jumping on it. They're very finitely in what they want and are moving quickly if the right thing hits the market," Waldie says.

The owners built their dream cottage, Redgate, which offers "classic and well-renowned Elmo Starr Muskoka architecture," she says.

The home was purpose-built for an extended family, specifically with the grandchildren in mind, Waldie says. "It has lots of entertaining areas and two screened Muskoka porches (one lake side and the other overlooking the woods) so the owners can keep an eye on their grandchildren when they are playing outside."

The main cottage has a family games room, large main-floor principal rooms with walkouts and terraces and a separate guest suite. The boathouse has a pied-à-terre atop. The property also has a three-car garage, stone pathways and a lakeside patio.

Redgate "checks all the boxes," Waldie says.

Listing Broker: Chestnut Park Real Estate Ltd. (Sandy Waldie)



\$2.373 million

CONNIE ADAIR

Oakville
1071 Bridge Rd. (Fourth Line and Bridge Road)
Asking price: \$2.388 million
Sold for: \$2.373 million
Taxes: \$4,107 (2018)
Garage: 2
Parking: 2
Bedrooms: 4+1
Bathrooms: 5
Square footage: 5,173
Days on the market: 3

For some buyers, seeing quality photos and "touring" a home as a trusted friend walks through a residence, showing it to them using their phone or laptop, is enough. They buy without actually setting foot in the home themselves.

The overseas buyers of this brick-and-stone house did just that and beat out

two other offers to purchase. It was on the market for just three days and sold for \$2.737 million.

A drone video provided a feel for the neighbourhood and location. It's a "mixed bag. A lot of older homes in the area are being replaced with larger homes," says listing agent Sam McDadi. The quiet residential area in the west end of Oakville has a harbour, a park and a heritage waterfront park.

Rather than leave the new custom-built residence empty, it was staged to provide a "nice look and feel," McDadi says. The residence offers 5,173 square feet of luxury and comfort. Walkouts and oversized windows serve to meld indoors and out.

The grand foyer has solid mahogany front doors. And once you enter, the open spiral staircase with wrought

iron railings is a focal point.

The open-concept living/dining room has wainscoting and a fireplace. It's great for preparing meals large and small, the fresh, white kitchen has pot lights, stainless steel appliances, a centre island and a breakfast area with a walkout to the backyard. The family room area has a walkout to a covered terrace.

The main floor also includes an office with a walkout to a patio. A walk-up offers access to the backyard from the lower level, which includes a recreation room and a bedroom.

The 75x120-ft. property is in Bronte, where homes are more affordable than in nearby southeast Oakville, McDadi says.

Listing Broker: Sam McDadi Real Estate Inc. (Sam McDadi)