

what it went for

\$5.239 MILLION

CONNIE ADAIR

Lake Joseph
1046 Craigie Lea Rd. #10
(Muskoka)
Asking price: \$5.1 million
Sold for: \$5.239 million
Taxes: \$9,613 (2018)
Parking: 6-7
Bedrooms: 6
Bathrooms: 3
Square footage: n/a
Days on the market: 3

It was time to sell the cottage, but the family that owned it for 50 years wanted to enjoy one last summer together on the property they loved for so long, says listing agent Sandy Waldie.

"Generations had grown from little children to their 50s and it was time to sell as a generation moves on. It was a big decision. Some family members live in other parts of the world but are coming back to gather" before the sale closes in September.

The stellar Lake Joseph property "is on a stretch of shore where properties rarely come up for sale," says Waldie. She says the buyers had looked for a long time and when this property came up for sale, they acted fast.

It offers everything on a connoisseur's wish list – sunsets, privacy and views of Eagle Island and beyond, she says. "The buyers are knowledgeable about Muskoka and know the value of this

kind of property. It's on a part of Lake Joe tucked away from the action yet is close to Port Sandfield, Minett and Port Carling."

It's in highly coveted Craigie Lea Shores and has 470 feet of water frontage with two classic Old Muskoka-style boathouses (one wet and one dry) with rounded roofs.

The 100-year-old boathouses sit on opposite brows of a rounded point of land. In between there is a grandfathered dock that used to welcome old steamships bringing families to the area for the summer, Waldie says.

The four-acre lot has mixed forest and paths ideal for strolling. A classic stone-pillared veranda offers a place to sit and relax outside the two-storey summer house, which she describes as a "big lovely family cottage."

When touring the abode, the son showed Waldie a fun feature: a secret panel near the kitchen opens to reveal a hiding place used to hide liquor during the Prohibition.

Another feature: "The bedrooms have sleeping porches off them, which is great on hot summer nights," she says.

The buyers have architectural plans to create a new cottage with the same "gracious flavour of the original house," she says.

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



\$445,000

CONNIE ADAIR

Tobermory
81 Eagle Rd. (Bruce Peninsula)
Asking price: \$439,900
Sold for: \$445,000
Taxes: \$1,819 (2018)
Parking: 6
Bedrooms: 3
Bathrooms: 1
Square footage: 1,060
Days on the market: 17

"The owners had this cottage built in 1978-79 on a well-treed private lot with over 100 feet of pristine flat shoreline," says listing agent Darlene James.

"It's a typical Bruce Peninsula Lake Huron cottage in high demand for its location only 15 minutes from Tobermory and 25 minutes to Lion's Head," she says. "The waterfront offers swimming, open water views, a great spot for

kayaking and a place for kids to learn about nature."

This 100x165-foot irregular property offers privacy, sunsets, panoramic views, paths and sitting areas. And "there's no need to have a gym when you have the Bruce Peninsula with its hiking trails," she says.

The raised bungalow has three bedrooms, two with water views and private balconies. An updated bathroom has heated floors.

In 2013, the owners retired and moved to the cottage full time, and now they have decided to relocate to be closer to the family and grandchildren. This is the scenario in about 50 per cent of the cases when cottages are put up for sale, James says.

Since 2017, the price of real estate on the Bruce Peninsula has steadily increased. There is a high demand for

cottages less than \$500,000. This area is easily accessible from Kitchener, Cambridge, Waterloo, London and Guelph and now more people from the GTA are purchasing here, she says.

"We are seeing some younger buyers that have been priced out of the GTA now purchase cottages, and they sometimes will rent them out for a few weeks to offset expenses.

"However the market seems to be balancing out....Inventory is still low and we are in need of good waterfront listings under \$500,000."

The buyers didn't want to take the chance of losing by competing with other offers, so they came in strong. "Both buyers and sellers are happy," James says.

Listing Broker: ReMax Grey Bruce Realty Inc. (Darlene James)