

# \$11,499,000 - 16 SPRUCE HILL Drive

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## Listing ID: 40553814

**\$11,499,000**

6 Bedrooms, 6 Bathrooms, 4.8 acres

Single Family

16 SPRUCE HILL Drive, Seguin, Ontario,  
P0C1J0

Welcome to this exquisite 7 bedroom, 6 1/2 bath (including 1 bed/1 bath in boathouse + 4 ensuites in main cottage) traditional crossover cottage located on the sought after Lake Joseph. This elegant 4.74 acres of property unfolds onto the most magnificent 413 feet of Muskoka's best shoreline and offers incredible long sunset views. Shore road allowance and MNR Crown land for Boathouse purchased. This beautifully and thoughtfully designed cottage has timberthane siding, cedar soffits, standing seam metal roof & heated garage, with exceptional features. Heated floors throughout, 2 A/C units, triple glazed windows, 10 white oak flooring, surveillance cameras, remote lighting system, 2 furnaces, Radiant throughout, remote climate control, 38Kw generator, heated driveway, and a mudroom with a dog bath. Cottage complete with Fire Sprinkler system and Electric Vehicle charging system. Revel in the Great Room's glamour with vaulted ceilings, a majestic stone fireplace, and picturesque views of the lake. Bring your Culinary dreams to life when working in the gourmet kitchen, equipped with the finest full sized appliances. The open concept living room/dining/kitchen connects to the veranda offering plenty of

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luxury space for entertaining. The Primary suite offers a quiet haven with walkout to the deck, overlooking Lake Joseph. Below, you will find an exercise room, games room, and plenty of entertainment space, all walking out to lake views and easy access to the 1296 sq ft boathouse. The cedar lined 2 slip boathouse with 1 bedroom and 1 full bathroom, upper accommodations, accentuates lakeside luxury. Entertainment knows no bounds with the custom bar, outdoor amenities, and inviting social spaces. Firepit sitting area right at the water's edge. Centrally located to the finest restaurants, resorts, golf, marinas, shopping and year round enjoyment on the lake. Experience this lakeside masterpiece in person, a sanctuary where opulence meets serenity. (id:50245)

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