



FEATURE SHEET

1077 Hamills Point Road, Muskoka Lakes

Lake Joseph · Waterfront Cottage & Two-Slip Boathouse

THE PROPERTY

- Positioned on the closest of Muskoka's Big Three lakes to the GTA
- World-class golf just minutes away at Oviinbyrd Golf Club
- Beautiful Muskoka cottage tucked away into the landscape
- Nestled in a quiet bay with lots of privacy
- West views for stunning sunsets
- Landscaped grounds

MAIN COTTAGE

- Vaulted ceilings
- Open-concept living
- Large formal dining room overlooking the water
- Beautiful kitchen with large island
- TV room off the main living area
- Large deck overlooking the water
- Walk-out lower level with three bedrooms

PRIMARY SUITE

- Large main-floor primary with walk-in closet and double-sink ensuite

BOATHOUSE

- Large boathouse with two bedrooms, bathroom, and kitchen / living area
- Huge upper-level deck — outdoor entertaining area above the water
- Two slips
- New lower-level deck with waterside gazebo

UTILITIES & SYSTEMS

Forced-air air conditioning (approx. 2018)

Tankless gas-fired hot water heater (installed 2025)

Decks and docks (approx. 2024)

Upper deck and primary-bedroom deck (2023) — new stairs and metal railings

Generator (2021)

INCLUSIONS

Kitchen appliances: Fridge, Dishwasher, Stove, Microwave, Mini Fridge

Washer and dryer (x2)