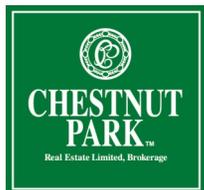




1082 Hemlock Point Sideroad
Lake Joseph



EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Jim Gardiner - Broker
Iris Gardiner - Broker



Sharing our passion for Muskoka





Welcome to AVONLEE....

This property takes Muskoka's sophistication to another level. Discover the understated and casual elegance of this magnificent property. Make the most of all your entertaining needs at this impressive property with private, gentle surroundings on Lake Joseph. Impeccable attention to every detail is readily apparent, including sophisticated mechanical operations and equipment.

The white tongue and groove walls and ceiling complement each other throughout for a harmonious, bright and warm sophistication. Rich, hardwood flooring sprawls throughout the entire home, and elegant ceramic tiles adorn the baths. Here, spacious and open concept is perfect for family, friends and guests to mingle about. The large dining and sitting rooms share expansive windows, which allow for abundant natural light pouring in adding life to the surroundings.

When It's Time To Relax

The master bedroom is a refuge unto itself. Its large walk-in dressing room has plenty of clothing storage to minimize clutter. Its ensuite bathroom has a large glass shower stall, lavish double vanity, unique light fixtures and separate, private water closet.

Your family and guests' rest is assured with a choice of 6 bedrooms, 4 bathrooms to accommodate all their needs, and a powder room for touch ups on the main level. Upper level features a 2nd large master suite combined with two bedrooms, walk-in closet and large ensuite.

Three Rumford fireplaces encased in River Rock bring floor to ceiling harmony and beauty in their respective spaces. Warm up the chilly evenings to read a book, or add classic elegance and ambiance to any soiree.

Enjoy the outdoor atmosphere by bringing the outside in as you repose in quietude in your Muskoka Room. If the sun calls to you, soak in the rays from one of the numerous decks around the cottage or boathouse, on multiple levels. Either way, the views are plentiful and grand.

For family time, call everyone together for movie night in your dedicated expansive theater room with drop down screen and projection unit. This room is situated





FRONT ENTRY







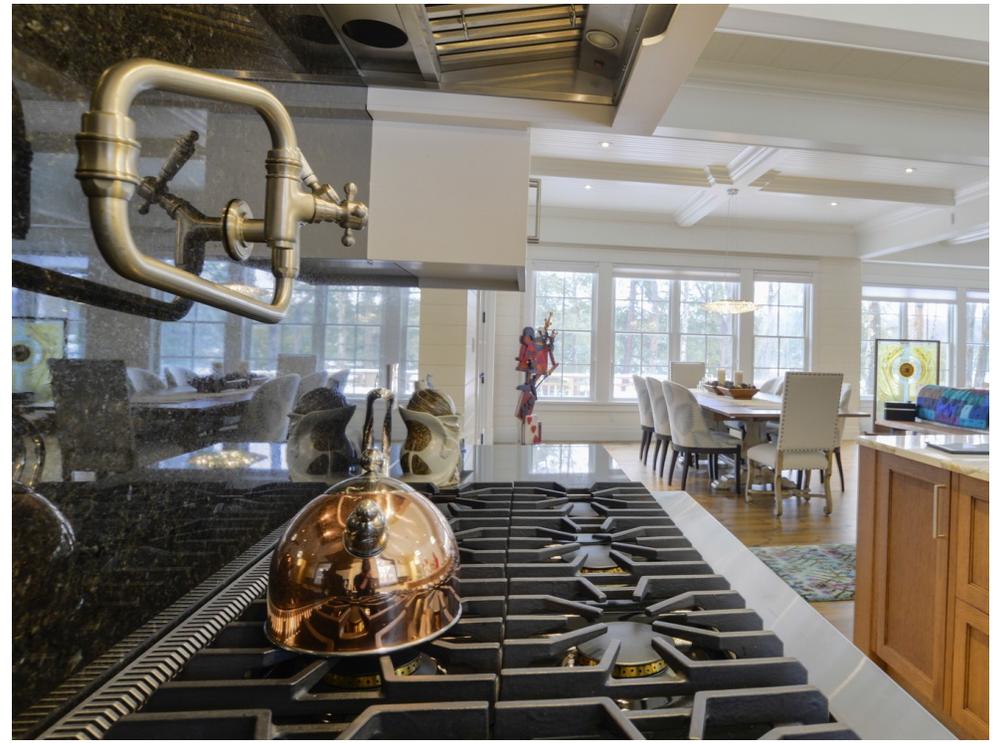
**GREAT ROOM
AND
MUSKOKA ROOM**





The sophisticated, all new, kitchen makes your culinary preparations a breeze with 8-burner propane professional cook top, double oven (self cleaning) and side-by-side fridge/freezer plus additional freezer and beverage drawers. Ample cabinets house your fine dinner and stemware and upper glass dored cabinets display your special pieces.

The kitchen centre island has a smaller sink for convenient veggie chopping. Your butler's pantry is the perfect menu planning space and provides separate functionality with gourmet coffee brewing station and more cabinetry so you are never out of ingredients for that special gourmet meal or party.



**DINING
KITCHEN
COFFEE BAR/PANTRY**





**MASTER BEDROOM
AND
DRESSING ROOM**

