

Just Listed

58 SKYLINE DRIVE
KATRINE (ARMOUR)



Dawn Mashinter
FINDING YOUR WAY HOME

Laura Morrison
REALTOR

Welcome to 58 Skyline Drive

Discover the perfect blend of privacy, comfort, and breathtaking waterfront living at this exceptional FOUR SEASON cottage retreat, located just 25 minutes from Huntsville on Three Mile Lake in Katrine / Armour Township. Nestled in an incredibly private setting, this property offers spectacular PANORAMIC WEST-FACING lake views and UNFORGETTABLE SUNSETS that can be enjoyed year-round. One of the property's most remarkable features is its GRANDFATHERED BOATHOUSE—an increasingly rare opportunity, as no new boathouses are permitted on the lake. Take in the EXPANSIVE, UNOBSTRUCTED LAKE VISTAS from the INCREDIBLE ROOFTOP PATIO, an ideal setting for morning coffee, afternoon lounging, or evening entertaining while watching the sun dip below the horizon. Designed for comfortable year-round living, the cottage features 1483 sq. ft. of living space with 2 bedrooms, 1 bonus room, 2 bathrooms, and a bright walk-out basement that provides additional living space and easy access to the beautifully landscaped grounds. The inviting 13' x 7' SCREENED-IN PORCH overlooks the lake, making it the perfect place to relax while enjoying the sights and sounds of the waterfront, rain or shine. Outdoor enthusiasts, hobbyists, and craftsmen will appreciate the impressive 18.6' x 24.3' INSULATED WORKSHOP, providing ample space for projects, storage, or recreational equipment. A MUNICIPALLY MAINTAINED YEAR-ROUND ROAD ensures convenient access in every season, making this property ideal as a year-round cottage getaway. Whether you're boating, entertaining from the rooftop deck, enjoying peaceful evenings in the screened porch, or simply taking in the expansive lake views, this extraordinary waterfront property offers a lifestyle that is becoming increasingly difficult to find. A rare opportunity to own a truly special piece of cottage country where privacy, comfort, and unforgettable sunsets come together.





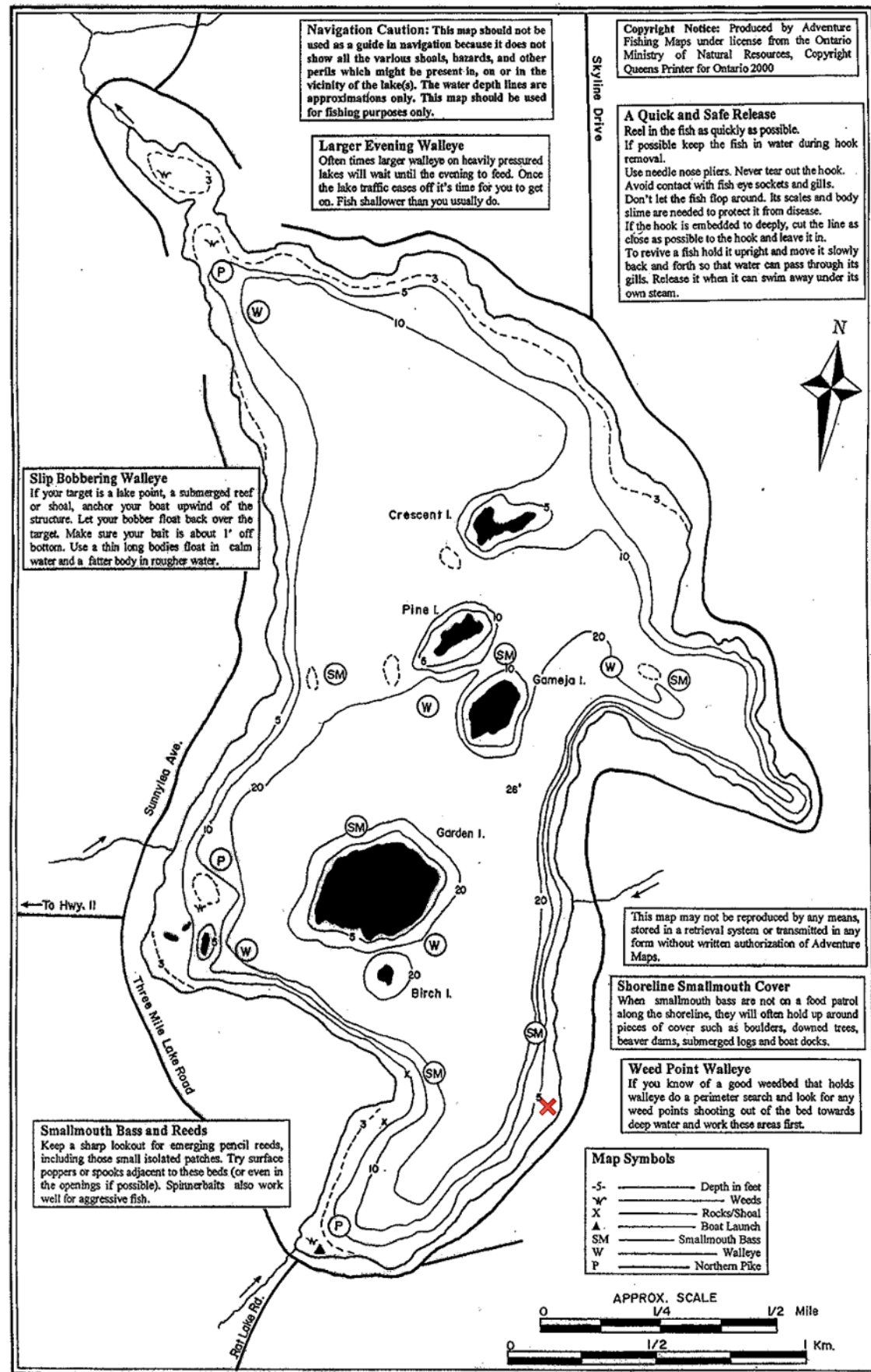








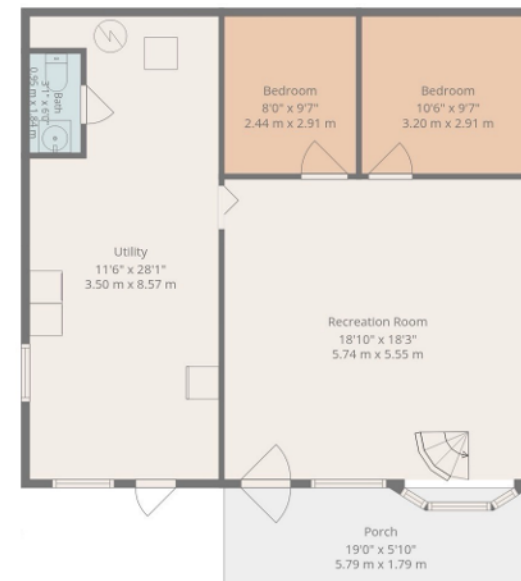
LAKE CONTOUR MAP



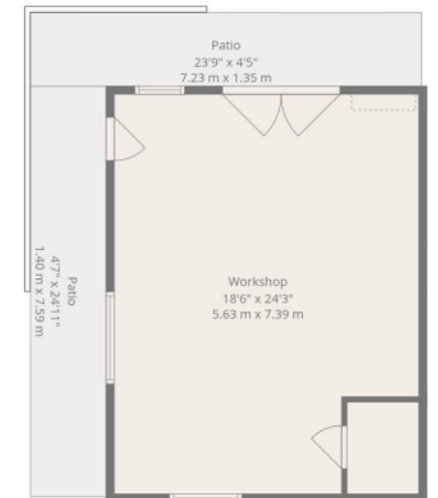
FLOOR PLAN



Main Level



Lower Level



Total: 1483 sq. Ft, 138 m2

Lower Level 589 sq. Ft, 55 M2, Main Level 894 sq. Ft, 83 m2

Excluded Areas: Workshop: 420 sq. Ft, 39 M2, Utility: 299 sq. Ft, 28 M2, Patio: 220 sq. Ft, 20 M2, Porch: 103 sq. Ft, 10 M2, Bay Window: 14 sq. Ft, 1 M2, Screened Porch: 96 sq. Ft, 9 M2, Balcony: 113 sq. Ft, 11 M2, Walls: 180 sq. Ft, 17 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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THREE MILE LAKE
(Also known as Hudson Lake)

(Present and Original)
Water's Edge - July 6, 1993



(P1) DENOTES 42R-12816
(CLB) DENOTES C.L. BURGESS, OLS
(DBS) DENOTES DEARDEN, STANTON, STONES AND STRONGMAN LTD., OLS
(F&B) DENOTES F. TZAURICE & BOYER, OLS
(W/T) DENOTES WITNESS
(OSRA) DENOTES ORIGINAL SHORE ROAD ALLOWANCE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 42R-13189 RECEIVED AND DEPOSITED	
DATE <u>August 2/93</u>		DATE <u>AUG. 10, 1993</u>	
<u>E.J. Williams</u>		<u>Clg Taylor, ASST. DEP.</u>	
E.J. WILLIAMS ONTARIO LAND SURVEYOR		Land Registrar for the Land Titles Division of Perry Sound, #42	
CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.			
SCHEDULE OF PARTS			
PART	LOCATION	PARCEL	AREA
1	PART OF THE OSRA LYING IN FRONT OF LOT 21 CON 2	O.S.R.A.	704± SQ. FT
2			1764± SQ. FT
3	PART LOT 21 CON 2	PART OF 5548 S.S.	1280± SQ. FT
4			440± SQ. FT

PLAN OF SURVEY
OF PART OF
LOT 21, CONCESSION 2
AND PART OF THE
ORIGINAL SHORE ROAD ALLOWANCE
LYING IN FRONT THEREOF
TOWNSHIP OF ARMOUR
DISTRICT OF PARRY SOUND
SCALE 1 INCH = 20 FEET
E. J. WILLIAMS
ONTARIO LAND SURVEYOR
1993

FILE 20-93 9F

<p>NOTE</p> <p>BEARINGS ARE ASTROMONIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF PART 6, DEPOSITED PLAN 42R-6783 HAVING A BEARING N20°17'15"E AS SHOWN THEREON.</p> <p>THE LIMIT OF THREE MILE LAKE AS SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF ARMOUR.</p>	<p>LEGEND</p> <p>SIB — DENOTES STANDARD IRON BAR SSIB — DENOTES SHORT STANDARD IRON BAR IB — DENOTES IRON BAR IRB — DENOTES IRON BAR ROUND RP — DENOTES ROCK POST IT — DENOTES IRON TUBE M — DENOTES MONUMENT FOUND MPL — DENOTES MONUMENT PLANTED</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <p>1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.</p> <p>2) THE SURVEY WAS COMPLETED ON THE <u>9th</u> DAY OF JULY, 1993</p> <p>July 26, 1993 Burks Falls, Ontario</p> <p style="text-align: right;"><u>E.J. Williams</u> E. J. WILLIAMS ONTARIO LAND SURVEYOR</p>	<p>E. J. WILLIAMS SURVEYING LIMITED ONTARIO LAND SURVEYORS PLANNERS</p> <p>Box 830 7024 220 17051 362-2360 FAX 17051 362-2555</p> <p>BURK'S FALLS — ONTARIO</p>
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