

# forsale

## \$19.978 MILLION

CONNIE ADAIR

Lake Rosseau  
155 Burgess Rd. (Seguin)  
Asking price: \$19.978 million  
Taxes: \$29,969 (2022)  
Bedrooms: 4+2  
Bathrooms: 8  
Square footage: 6,282  
Garage: 4-6  
Parking: 14  
MLS# X5937835

Realtor Claudine Montano has a message for The Weeknd — come and see Chateau Du Lac. You'll love it.

Montano says the spectacular gated estate is perfect for the popular Canadian singer/songwriter's lifestyle. Its private, top-shelf space is designed for entertaining and there's plenty of room for a recording studio.

The level of construction, finishes and privacy that the almost four-acre property and 6,282-square-foot residence offer make it perfect for celebrities, as well as CEOs and super investors.

Big business types from The Bridle Path, Forest Hill, Rosedale and Oakville who are looking for a quality lifestyle purchase are on the list of potential buyers, as are international super investors.

She says, "A super investor could make \$100,000 or more a year renting out the property to high-end celebrities and individuals and it could be cash flow positive based on the low carrying cost of the property annually."

International buyers also take note: the property doesn't fall under the foreign buyers ban due to the population of this part of Muskoka, she says.

The grand residence was designed and built by Oakville designer and artist Ferris Rafauli, who created Drake's Bridle Path estate. Montano says Rafauli designed all of the houses for the owners, who wanted a Muskoka property that was an extension of their life in their palatial Oakville home.

They worked with the designer to create the residence, which sits high above the lake. It was built in 2016 and is "breathtaking, with views cascading to the A frame all the way to the bay," she says.

Construction, materials and finishes drip with luxury, and include tray ceilings, layers of stone finishes, a 40-foot Italian crystal chandelier, lacquered wood veneers and bronze beams.

The stone-topped dining table, which Montano says was inspired by a piece of timeless jewelry, is so heavy that a beam was added to the floor beneath to support the extra weight.

Exterior features include an infinity pool, a basketball court that bears We The North signage, two boat slips, a dock and parking for 14 cars.

This residence is in a class of its own, she says.

*Listing Broker: ReMax Hallmark Montano Group Realty (Claudine Montano)*



## \$9.8 million

CONNIE ADAIR

Charleston Lake  
270 Spence Lane (Athens)  
Asking price: \$9.8 million  
Taxes: \$19,684 (2022)  
Bedrooms: 2+8  
Bathrooms: 2+8  
Square footage: 1,510  
Garage: 3  
Parking: 30  
MLS# 40334454

The seller spent much of his career in South America and loved "how the smaller communities had modest homes yet central locations where the community would gather. He wanted to create that same type of experience for his friends and family," says listing agent Wilf Knappers.

The Bella Vista was constructed in 2018 and its buildings offer a total of 7,383 square feet. The property will

appeal to "a large blended or extended family as there are individual villas, each with their own characteristics but each with their own indoor and outdoor private seating areas (many also have an outdoor kitchen and barbecue area) when folks want some quiet time or privacy."

In addition to six villas, the 5.5-acre property has three community gathering spots. The boathouse bar has a full outdoor kitchen. The entertainment villa has its own large bar, stage and music equipment including high-end lights and sound systems. The games villa includes a new state-of-the-art gym.

The property also has a boathouse, a covered boat port, a greenhouse, a pool equipment/bathroom villa, a workshop/catering kitchen villa and a 50-foot-long shed. A 545-foot shoreline prom-

enade extends from one end of the property to the other and a heated driveway winds its way between the villas.

Knappers says the estate offers outstanding value because of its quality of workmanship, use of high-end materials and "most importantly, how the landscaping was done to blend and enhance the natural beauty of Charleston Lake, northeast of Gananoque, Ont. It's a residential property that feels like a 5-star resort."

It even has enough room to land up to a B2 helicopter.

Charleston Lake has two marinas, three public boat launches and includes over 100 islands and 100 miles of shoreline. It has about 650 properties on the lake with a provincial park and lots of Crown land, he says.

*Listing Broker: ReMax Rise Executives (Wilf Knappers and Heather Scullion)*