

# THE MUSKOKA ROSE | GUEST HOUSE & RETREAT

## Features & Highlights

### BLOOMS & ORGANIC GARDENS

This property on Pine Lake is beautifully landscaped with giant sweeping pines, perennial gardens, cozy nooks a multi-tiered yard, 2 pathways to the water's edge, various decks, a campfire pit and a wonderful Gazebo. The propane fireplace is hooked up for year round use, and there is additional privacy in the center courtyard between the two living quarters. There is even the beginnings of a natural granite rock waterfall on the workshop side.

### PRIVACY

The privacy is exceptional for this location, with a thick wall of mature hedges bordering the east and west lot lines and along northern roadside. The property is well fenced and is pet-friendly with a custom dog house (or alternatively a kids play house), which can be re-purposed to a sauna with a little creativity.

### ACTIVE LIFESTYLE AND SUNNY SOUTH FACING WATERFRONT LIVING

The shoreline has a sweet boathouse, a sandy beach with sunny south exposure and gentle access for young and old alike. Pine Lake is ideal for all kinds of watersports and a day exploring the far shores of protected lands is always an adventure. Winter snowshoeing, cross country skiing, skating and sledding with access to the regional snow mobile trail, are possible because the lake typically freezes over.

### MULTI-FUNCTIONAL LAYOUT

The original home was expanded with a large addition in 2011, and designed with a built-in separation for functionality to operate a home based business. Additionally, it would suit a multi-generational family and has fabulous flexibility with how rooms can be used. The current commercial kitchen could serve as a second living room, a yoga studio, an art studio...

### WORK FROM HOME

This current socio-economic environment allows greater flexibility and more people are able to work from home. Internet speed is a factor to be considered, and high speed is available at this location. The layout of the space allows for a great home office (with lake view), separate from the hustle and bustle of the central living space.

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### HOME BASED BUSINESS B & B OPPORTUNITY

The current home use has been quite successful as the #1 Bed and Breakfast in Muskoka - the "Muskoka Rose" Boutique Guest House. Congruently, "My Muskoka Kitchen" Bakery & Specialty Pasta Making business has grown quite popular as a natural evolution from a love of cooking.

There are endless combinations and opportunities as a function of the features of the home design. All home based business options will benefit from 2 separate parking spaces: the lower space accommodating 15 vehicles and 10 vehicles in the upper parking area. Business options are extensive and range from a full private rental home to hosting special events: boutique weddings, culinary classes, yoga and wellness retreats, art classes, special meetings... the list is long if you can imagine.

### WORKSHOP BASED BUSINESS OPPORTUNITY

The expansive heated workshop measures 48 feet by 28 feet, 1340 SQR FT on the interior, and has a ceiling height of 11 feet with 2- 12 ft x10' with remote powered industrial doors. The structure features insulated walls and ceiling with a Forced Air Propane Furnace and an independent propane tank supply. Eight large double pane sliding windows provide natural light along with 3x40 Ft long banks of 4' fluorescent light fixtures. There is extensive shelving, a concrete floor base, ample power receptacles with a dedicated 200 amp panel and 240 Volts. This valuable workshop or studio suits many entrepreneurial home based businesses and professions: mechanics, metal workers, carpenters, cabinet makers, artists, and hobbyists. Alternate uses entail car storage and boat storage. Visitors will observe the workshop is currently used by a successful set designer and creative business owner.

### OPPORTUNE LOCATION: A CAPTIVE CLIENT & TOURIST AUDIENCE

While the home is nicely set back from the road on the lakeside, the workshop structure is ideally located on Muskoka Road 169. It has its own level parking space and is easily accessible apart from the home.

This location would also be exceptional as a "Farm Gate" produce site, as a result of being exposed to view on Muskoka Road 169.