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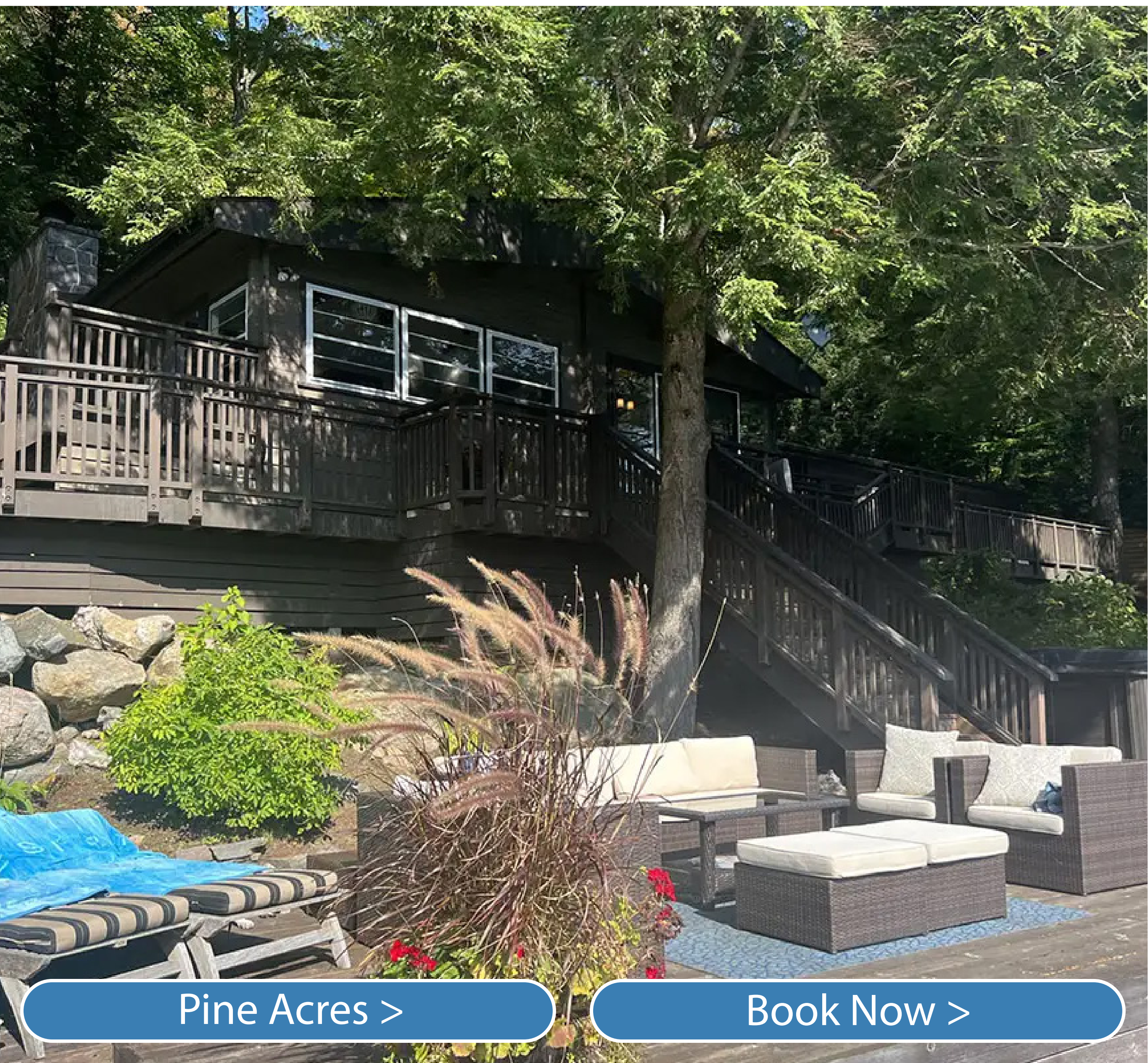
Pine Acres

Pine Acres located on Lake Joseph
Cottage rentals starting at 1385 CA/night

 10 PERSONS

 3 BEDROOMS

 3.0 BATHROOMS



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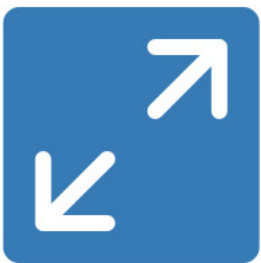
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Lake Joseph Cottage Rental Overview

Welcome to Pine Acres on Lake Joseph

Who doesn't love a 'sunset' view overlooking fabulous Lake Joe in the middle of Muskoka? Pine Acres has just that, and so much more! This Lake Joe cottage is situated on 200 ft of shoreline with a 50 foot wide shallow sandy bay section and 8 ft depth off the boathouse in Woodruffe Bay on Lake Joseph! This is the perfect cottage for families that are looking for a spacious, family friendly cottage that doesn't compromise on style. Relax in the main floor open concept living space, and take in the lake views. The kitchen is fully outfitted for the Chef in your group to craft outstanding meals during your stay. There is also a massive dining room table

Square Feet



1800

Property



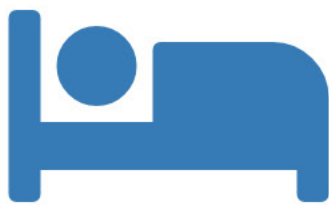
Cottage

Sleeps



10

Bedrooms



3

Bathrooms



3

Fireplace



Wood Burning

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Lake Joseph Cottage Rental Overview

outside for those who wish to enjoy a meal amongst nature. The outdoor BBQ overlooks the lake and there is Sonos sound for enjoying tunes while in the hot tub or dining.

Property

Ample dining and entertaining space for large families. There is

a boat house that offers a space to store your boat away from the rain and outdoor dining area with BBQ. The main house has 3 bedrooms, a large living room with stone fireplace, and a nice screened area overlooking the lake. It is truly the focal point of the property and the perfect spot to read a book in front of the lake or enjoy your coffee in the morning. Also in the the main living area is a 3 pc washroom and spacious kitchen perfect for making a family meal. The front deck spans the entire cottage and here you will find a BBQ plus an outdoor seating and steps down to the massive dock. This 200 feet of shoreline includes 50 feet of shallow sandy bay and 8 feet deep off the boat house which is perfect for any swimming level. All-day sun and gorgeous sunrises from the dock. This is a one-of-a-kind Muskoka Cottage

Boat House



Swimming



Parking



6+ Cars

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Lake Joseph Cottage Rental Overview

Notable Cottage Features

- BBQ
- Eastern Views
- Large dock

Outdoor Activities

- Swimming
- Bonfire

Boat House

- Boat House outside of main cottage
- No Sleeping space

Guest Access

- Lock box

Neighborhood

Located just minutes from Port Carling, the hub of the Muskoka Lakes with it's trendy shops and restaurants plus numerous ice cream shops, this family cottage is the perfect spot for your summer vacation! With it's full westerly views of Bass Lake you will enjoy all day sun plus glorious sunsets.

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Lake Joseph Cottage Rental Overview

Interaction

- We are here if you need us!

Other Things to Note

Please note we will place a hold of \$2000 onto your credit card at check in we will release the the hold 7 days after check out.

Getting Around

Private Fleet © If you plan to rent a boat or jet skis for your time at the lake reach out to Muskoka District Rentals Private Fleet© service and we will set you up with the perfect watercraft for use during your stay. Why not rent a boat or jet skis from Muskoka District Rentals Private Fleet© service for use during your time at the cottage! Contact us for more details! NOTE: Snowmobiling, Boating and all water sports are inherently dangerous. You indemnify the owners of the rental property, their heirs and also their agent Muskoka District Rentals for any and all damage or injury that may occur due to water activities. Please make sure you wear proper lifejackets at all times on the water.

Check in and out

- Check in:16:00
- Check out:10:00

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Lake Joseph Cottage Rental Beds by Room

Bed and Bath Configuration

Sleeping Configuration

- Primary Bedroom ~ King bed
- Bedroom 2 ~ Queen bed
- Bedroom 3 ~ Queen bed
- 1 Bathroom – 3pc
- 2 Bathroom – 3pc
- 3 Bathroom – 3pc

Bunkie (outside of main cottage)

- Bedroom 4~ 2 Single beds
(seasonal not open during the winter)

Primary Bedroom



King Size

Bedroom 2



Queen Size

Bedroom 3



Queen Size

Bedroom 4 (Bunkie)



Single Bed



Single Bed

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Lake Joseph Cottage Rental Amenities



Free Parking on Premises



Free Parking on Street



Hot Tub



Air Conditioning



Heating



Indoor Fireplace



Wireless Internet



Internet



Laptop Friendly Workspace



Kitchen



Washer



Dryer



TV



Essentials



First Aid Kit



Shampoo



Fire Extinguisher



Private Entrance



Family / Kid Friendly



Bed Linens



Microwave



Coffee Maker



Refridgerator



Dishwasher



Dishes and Silverware



Cookware



Stove



BBQ Grill



Patio or balcony

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Concierge



Speak with our cottage Concierge about additional fee for service add-ons Catering, private chef services daily maid service, water taxis, yoga on the dock, boat rentals, trampoline and water lily rentals, grocery, wine and beer stocking and we can even arrange to have cocktails waiting upon your arrival. Whatever you need just ask! We want to make your time at the cottage as relaxing and fun filled as possible!

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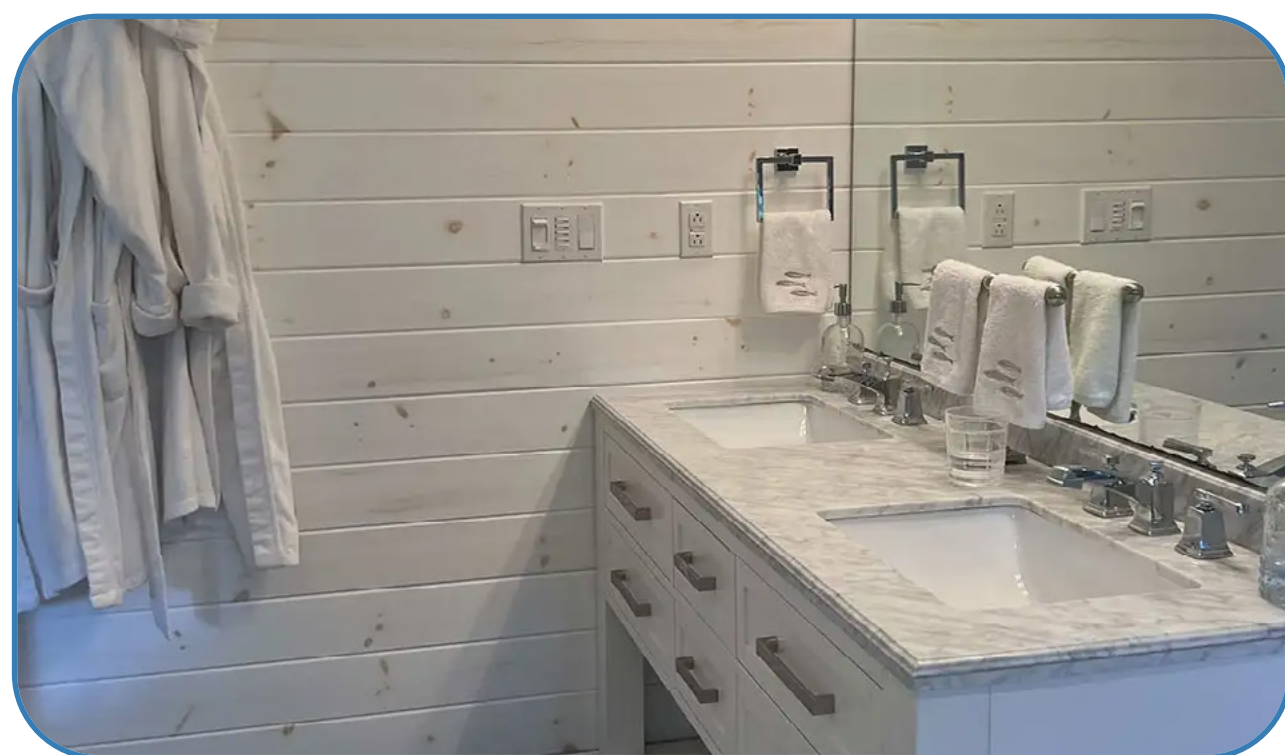
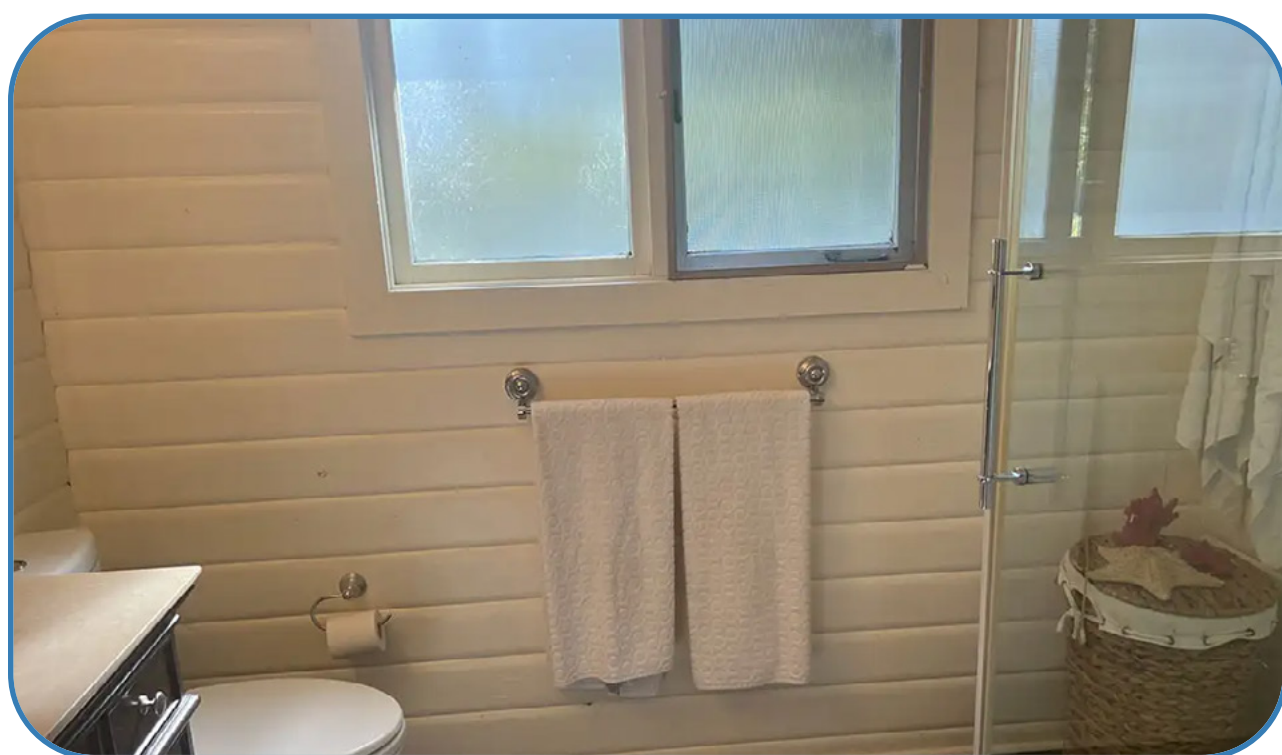


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Bathrooms



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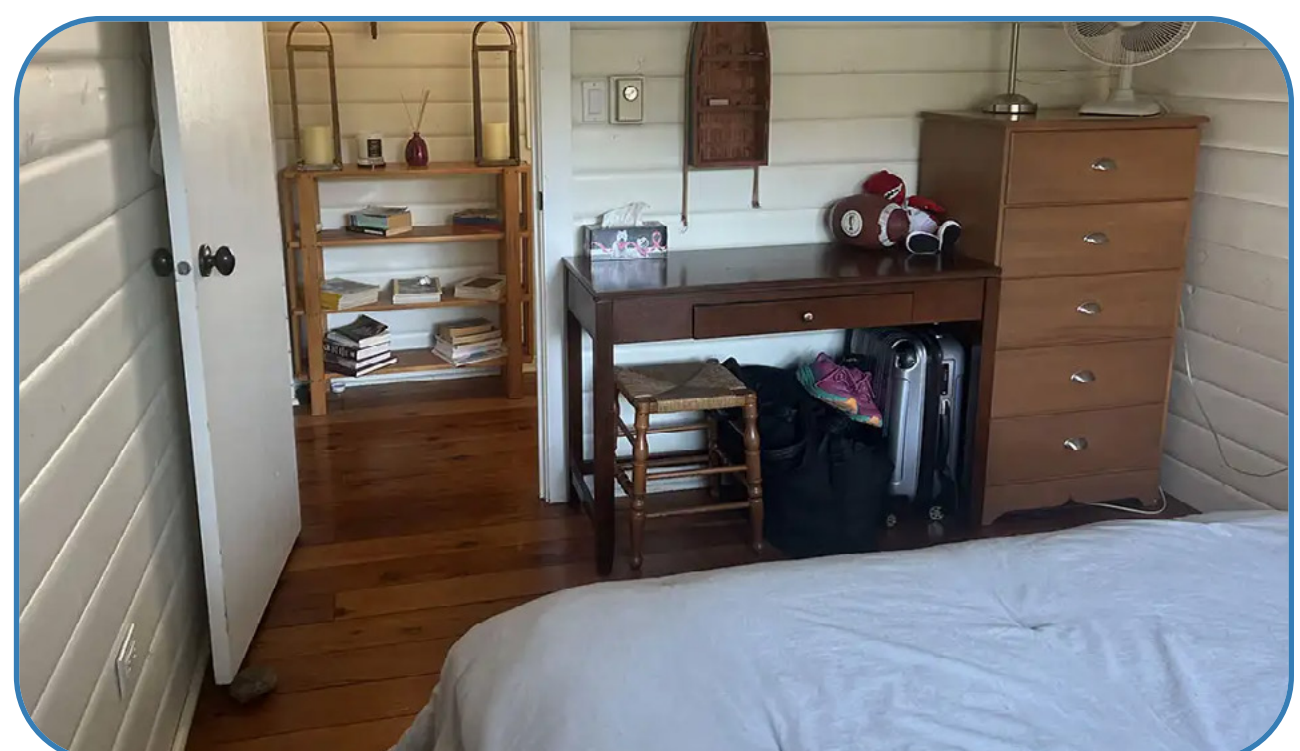
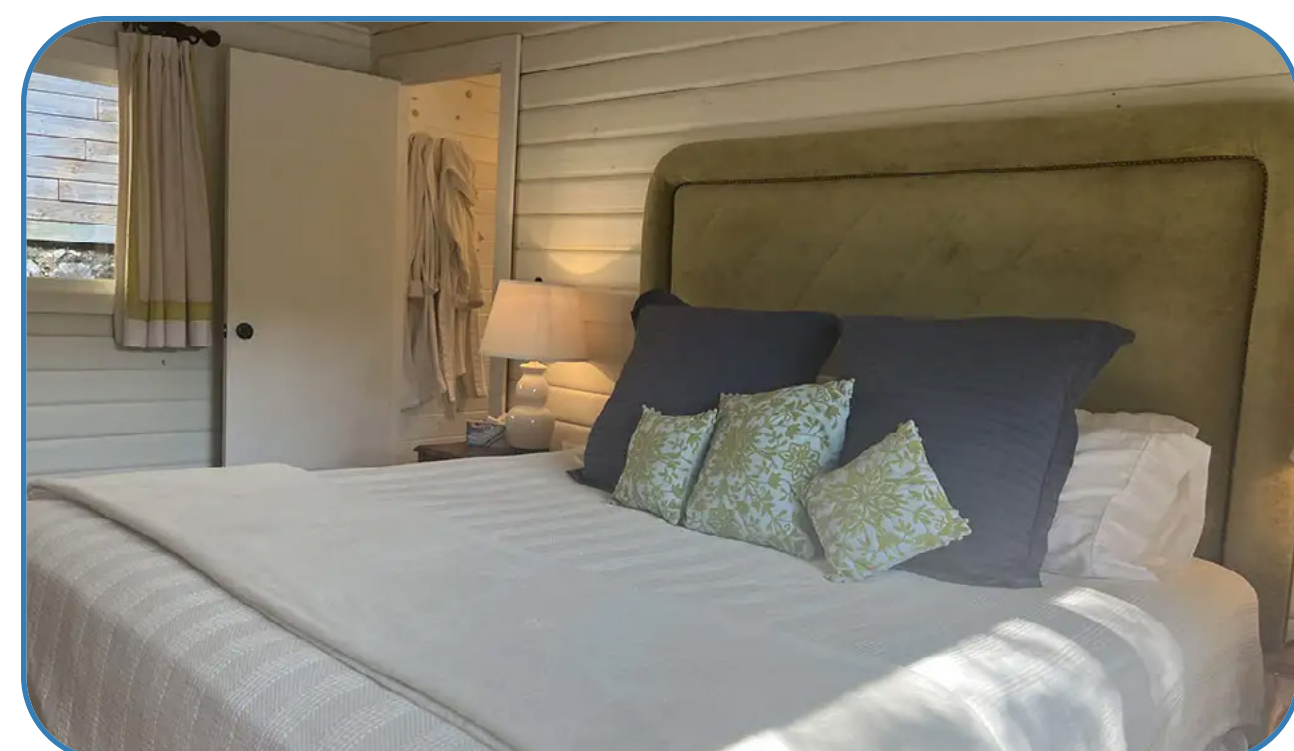
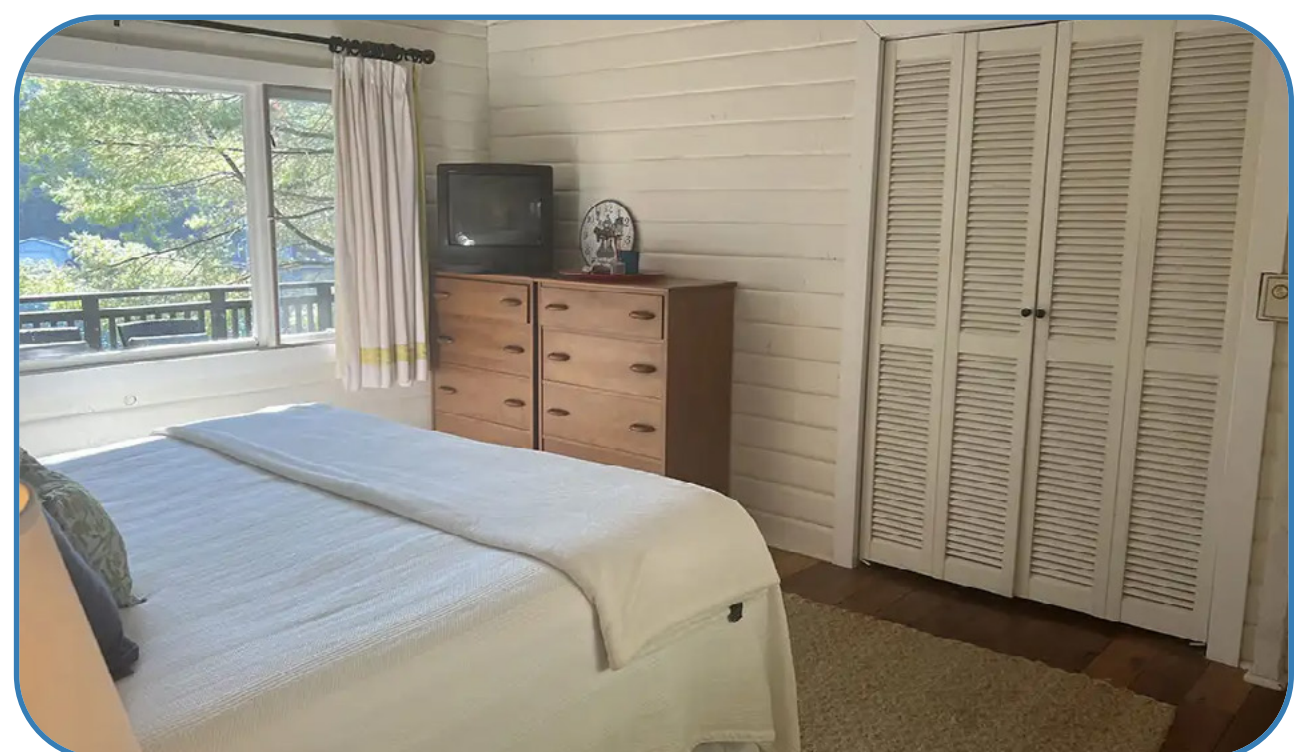
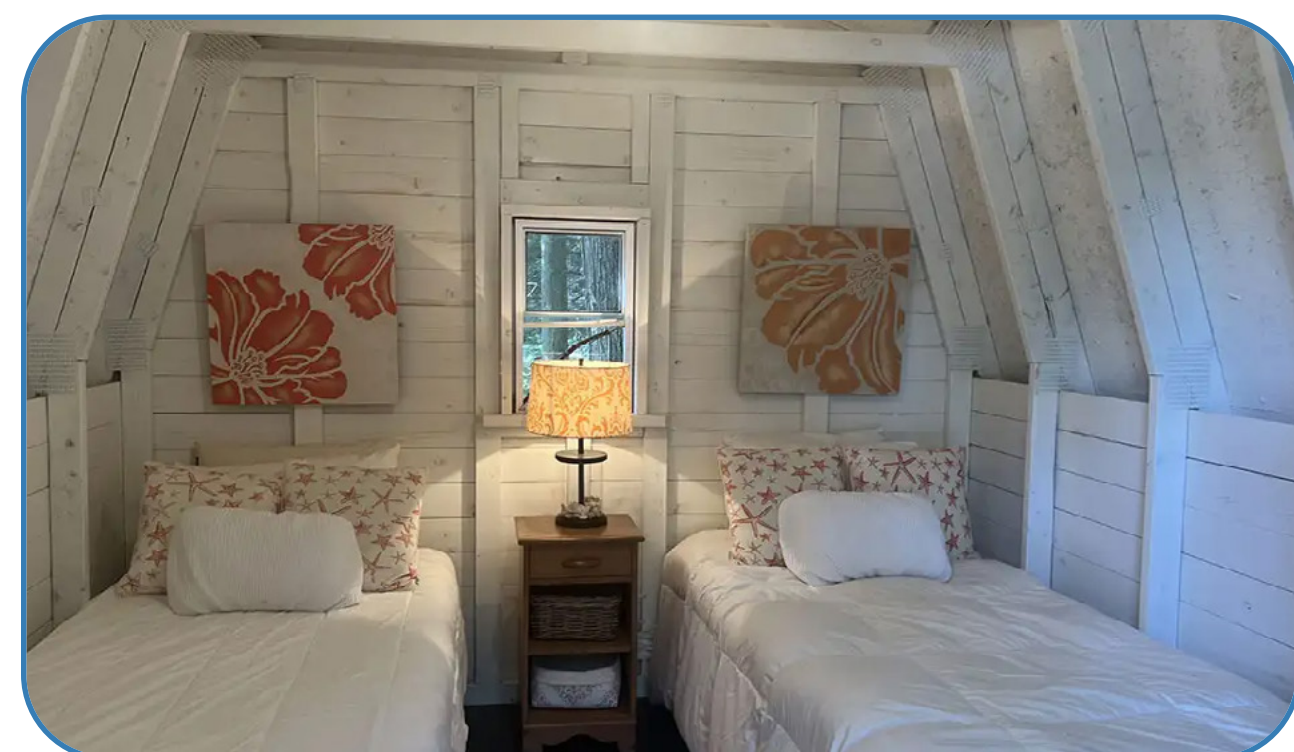


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Bedrooms



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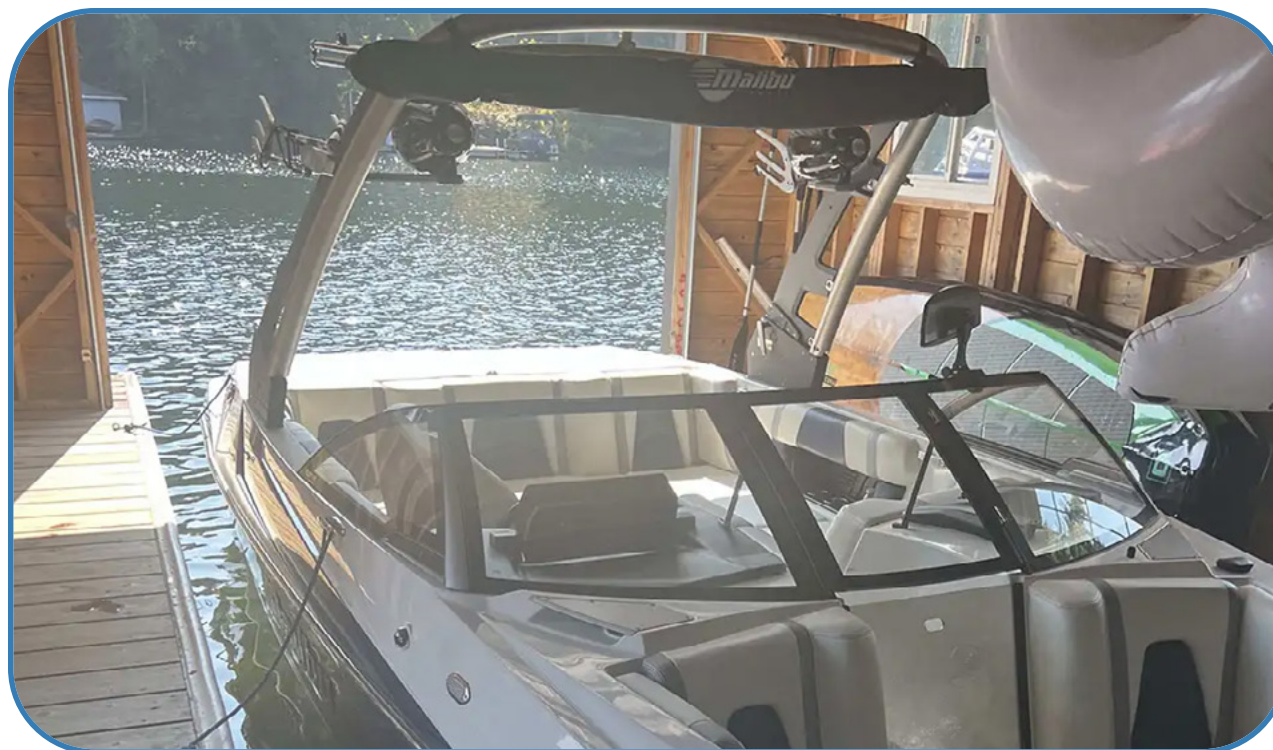


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Boathouse



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Bunkie



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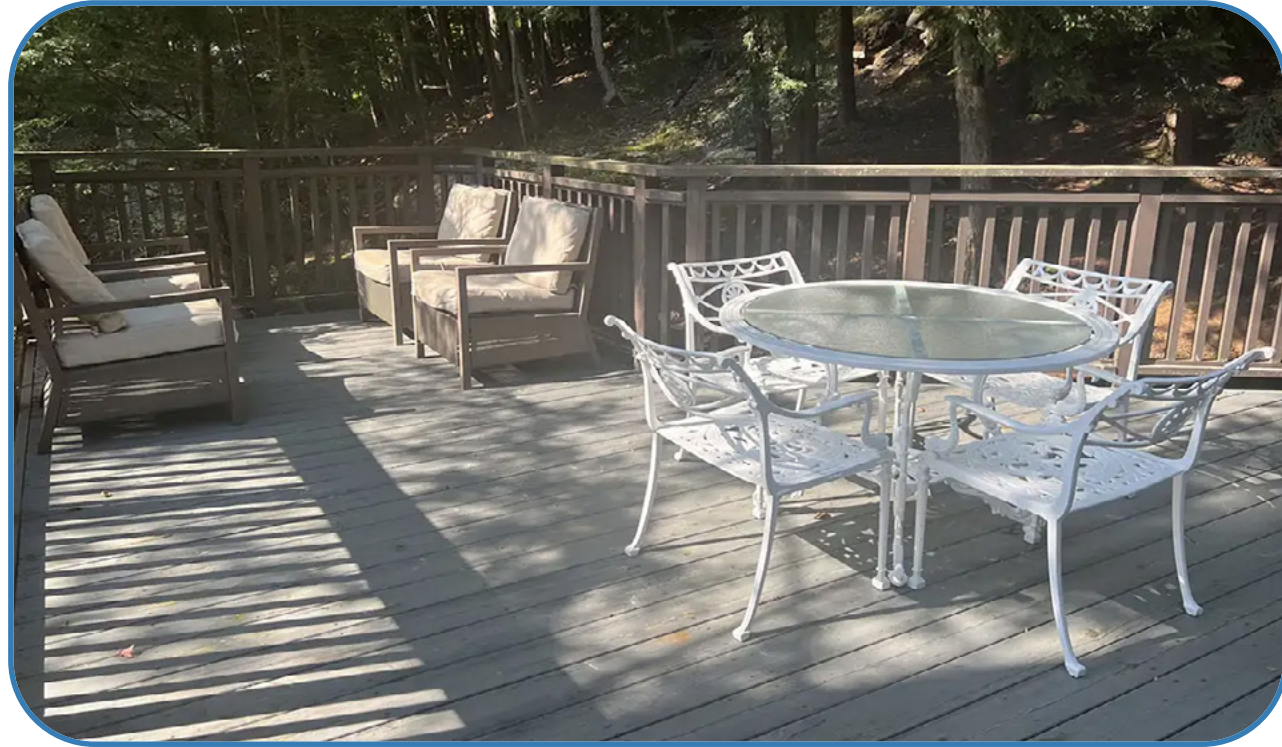
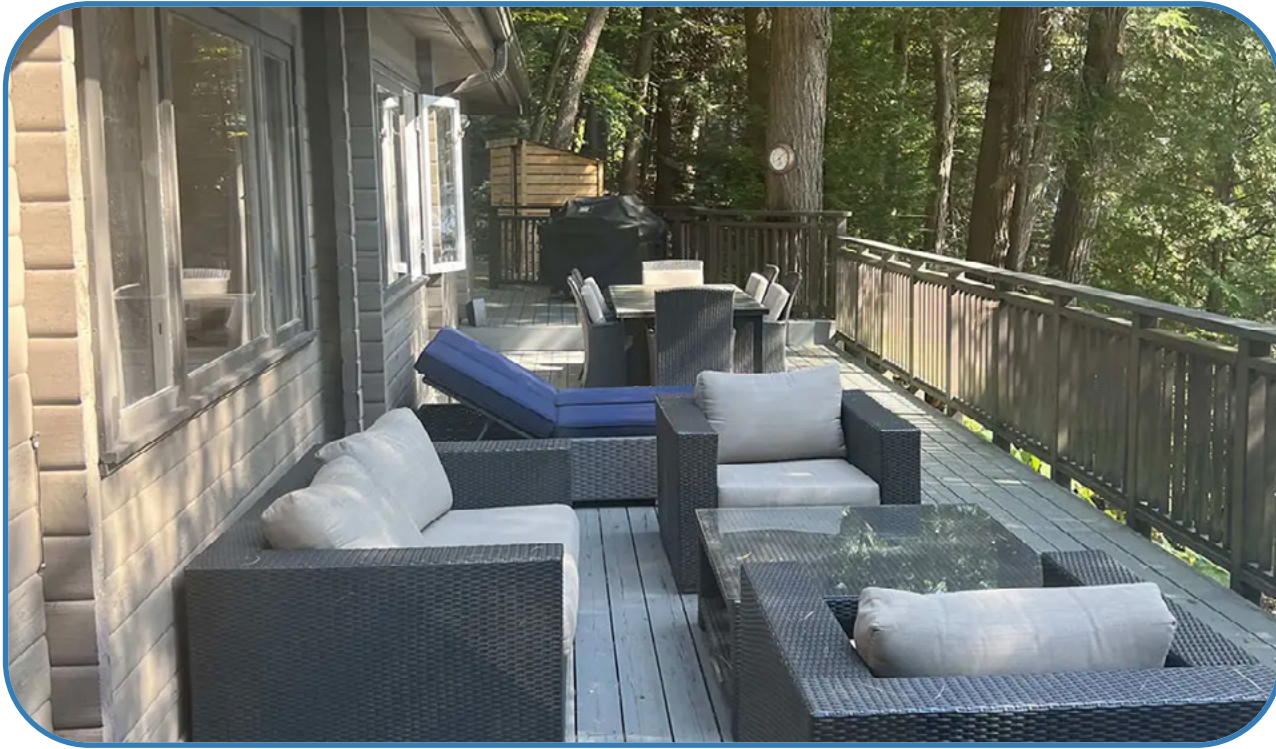
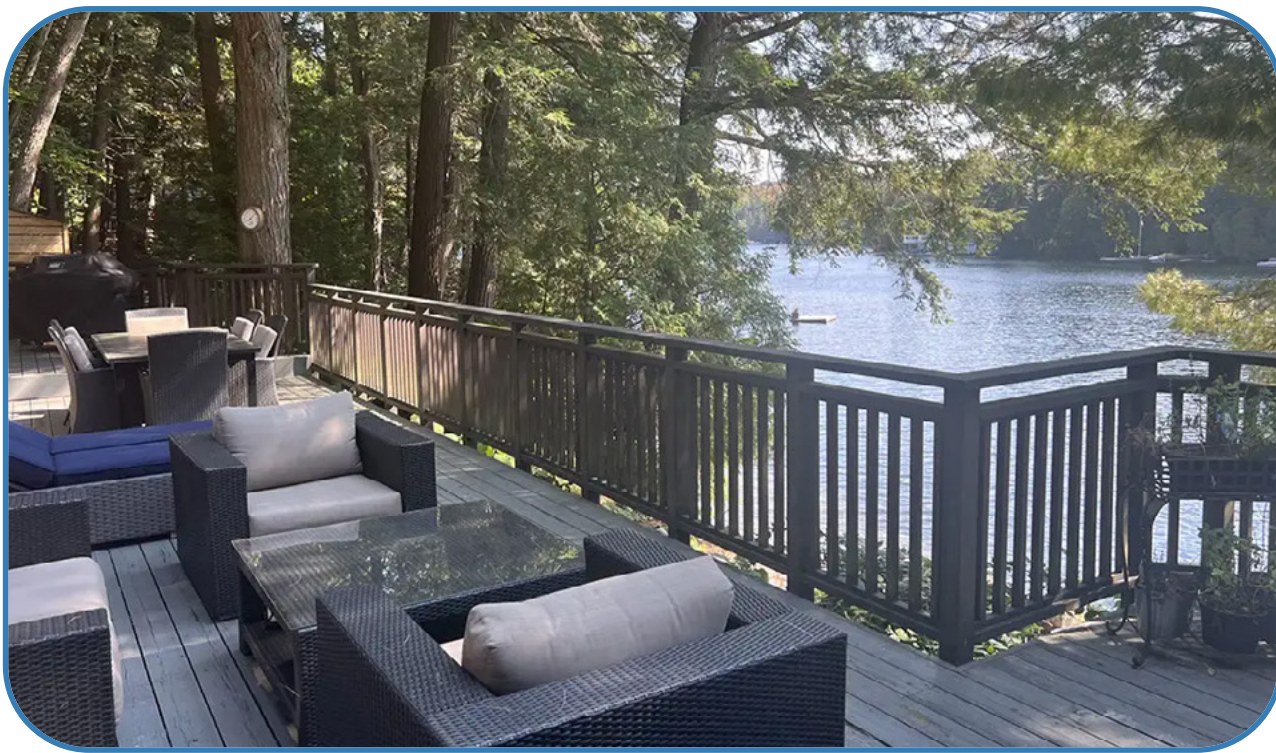
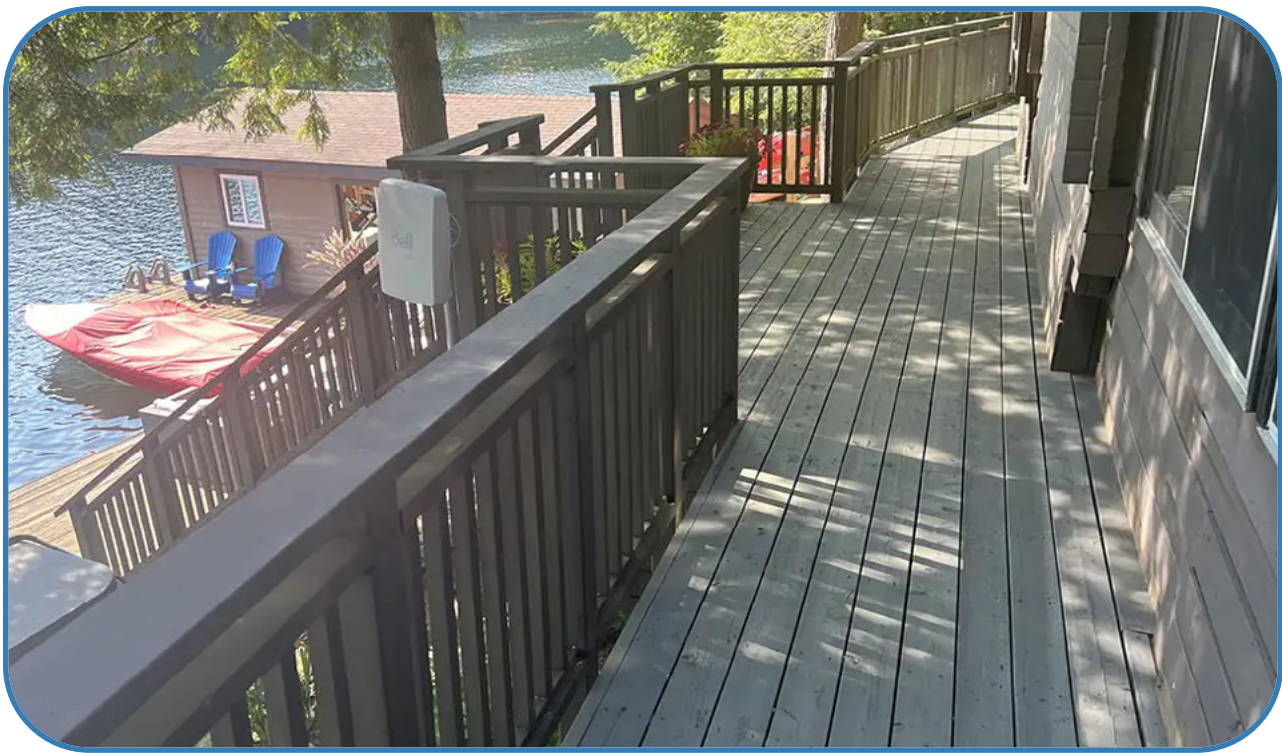


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Deck



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Dining



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Dock



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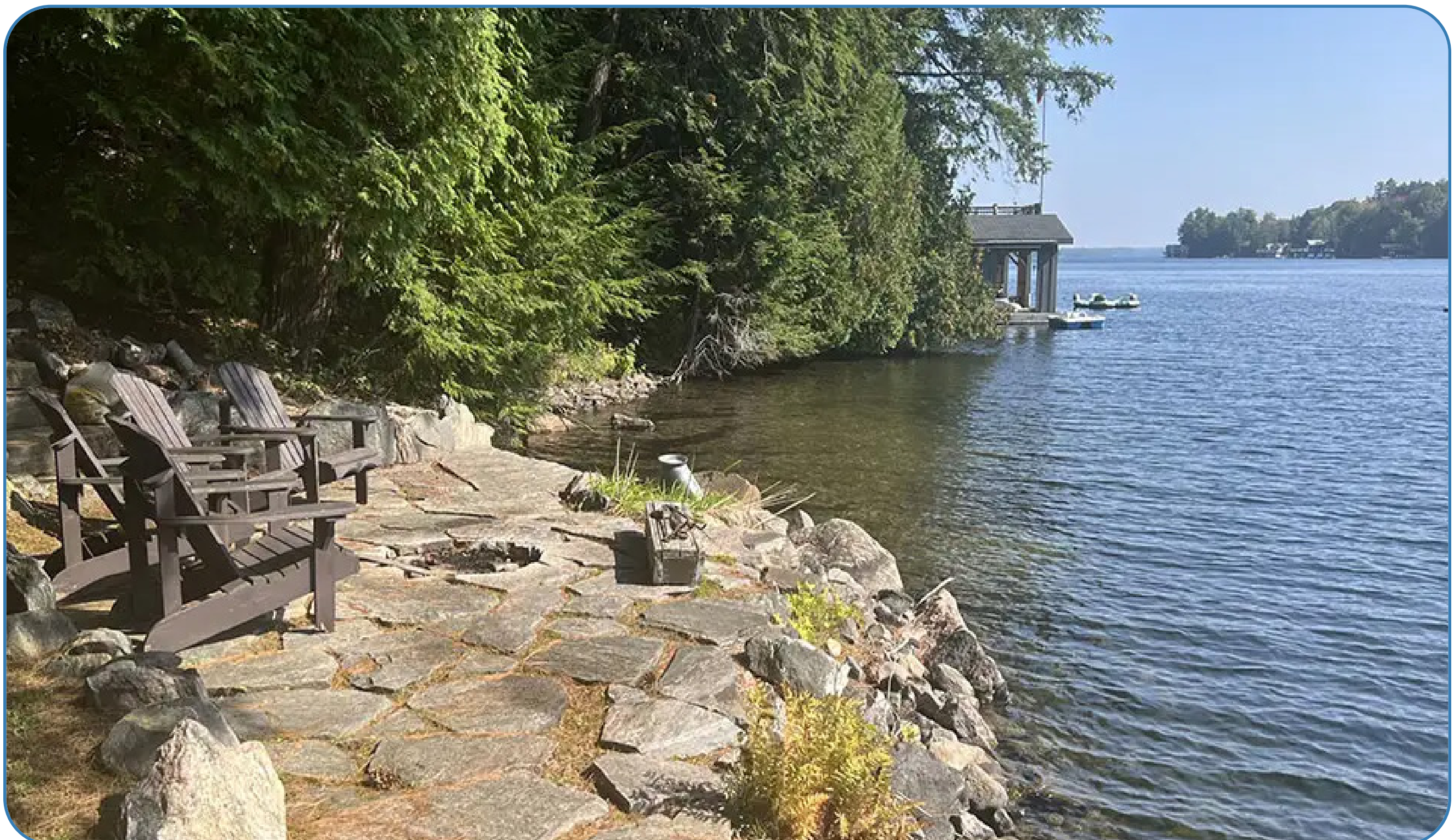


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Fire Pit



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Hot Tub



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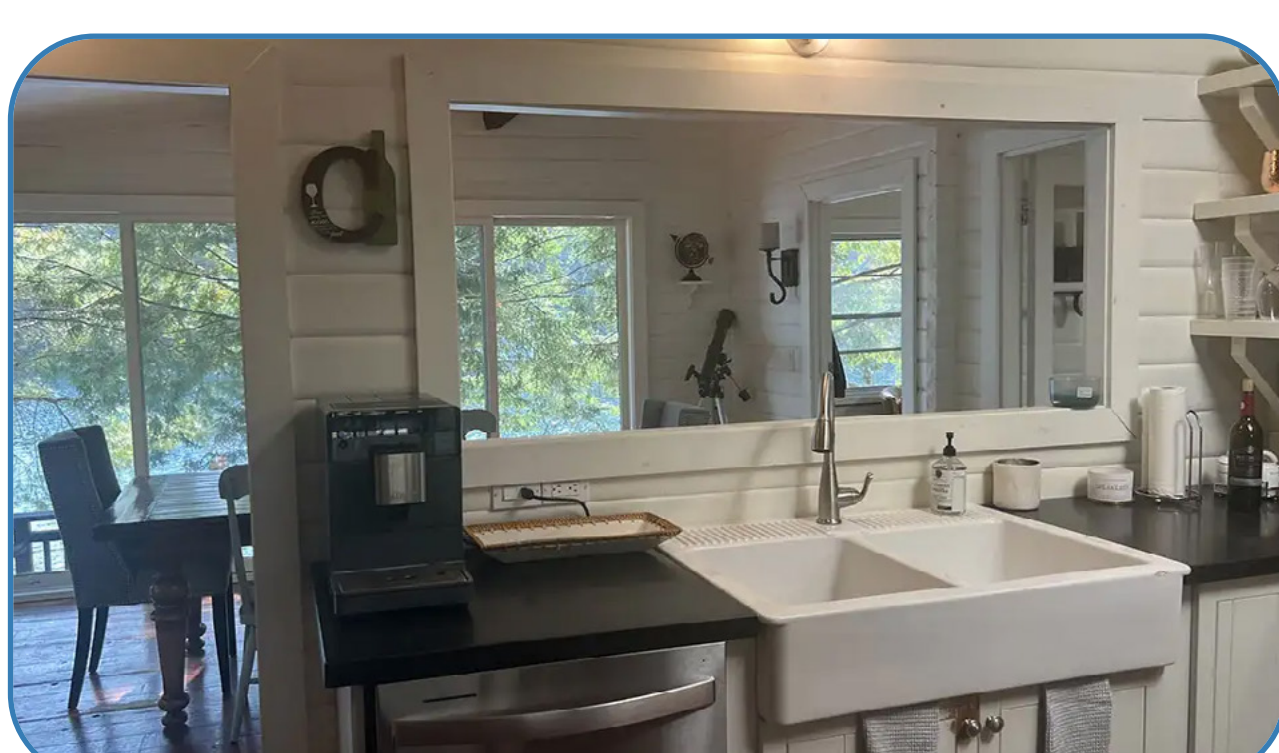
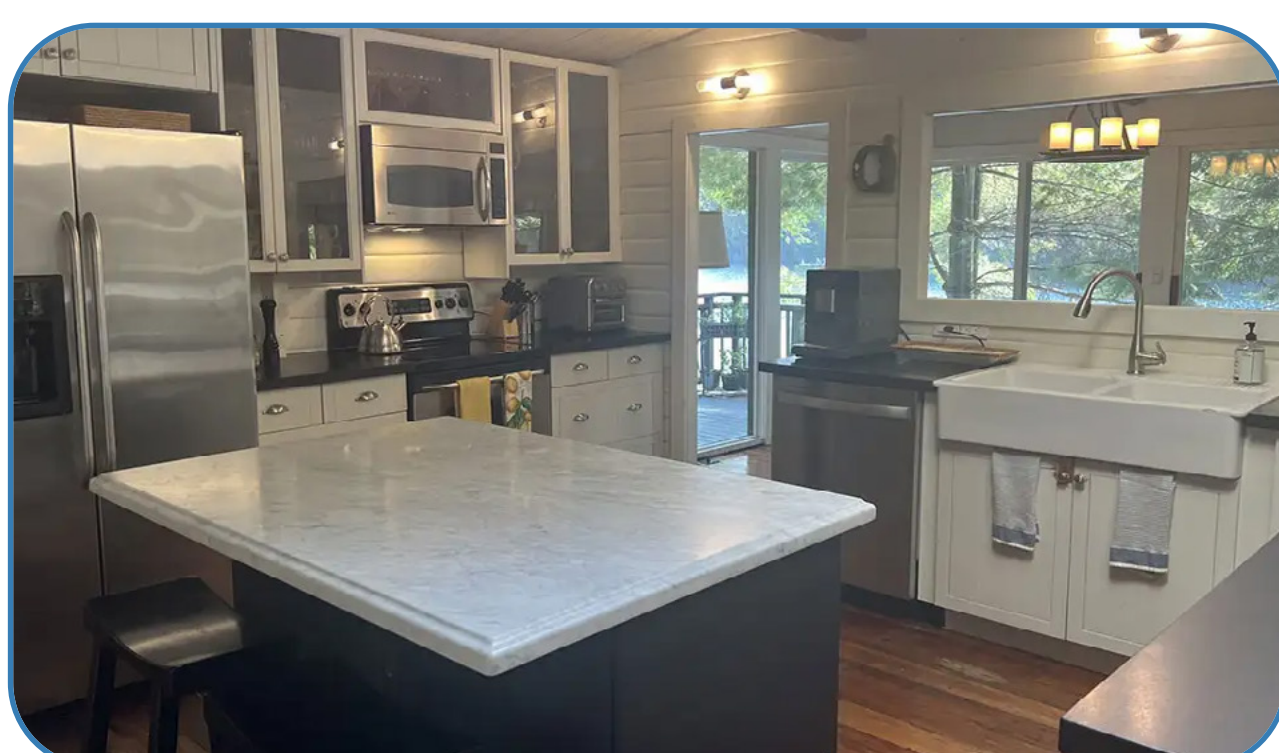


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Kitchen



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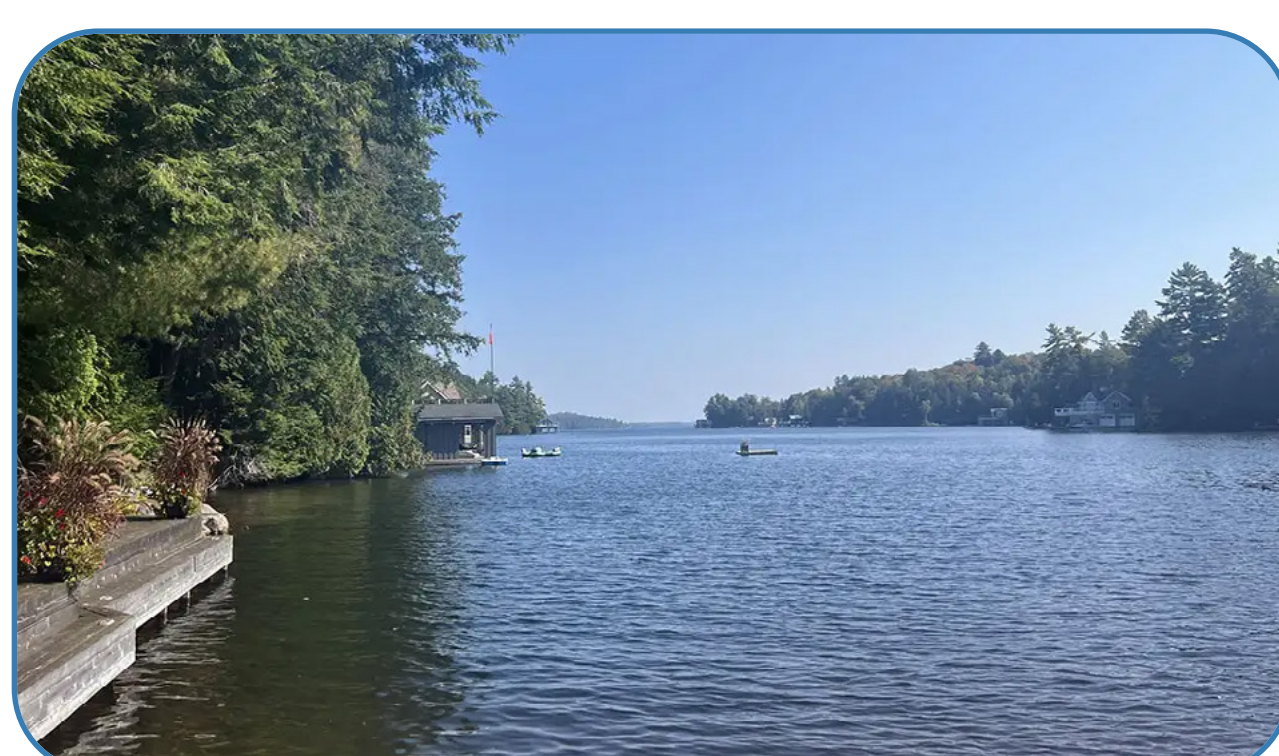
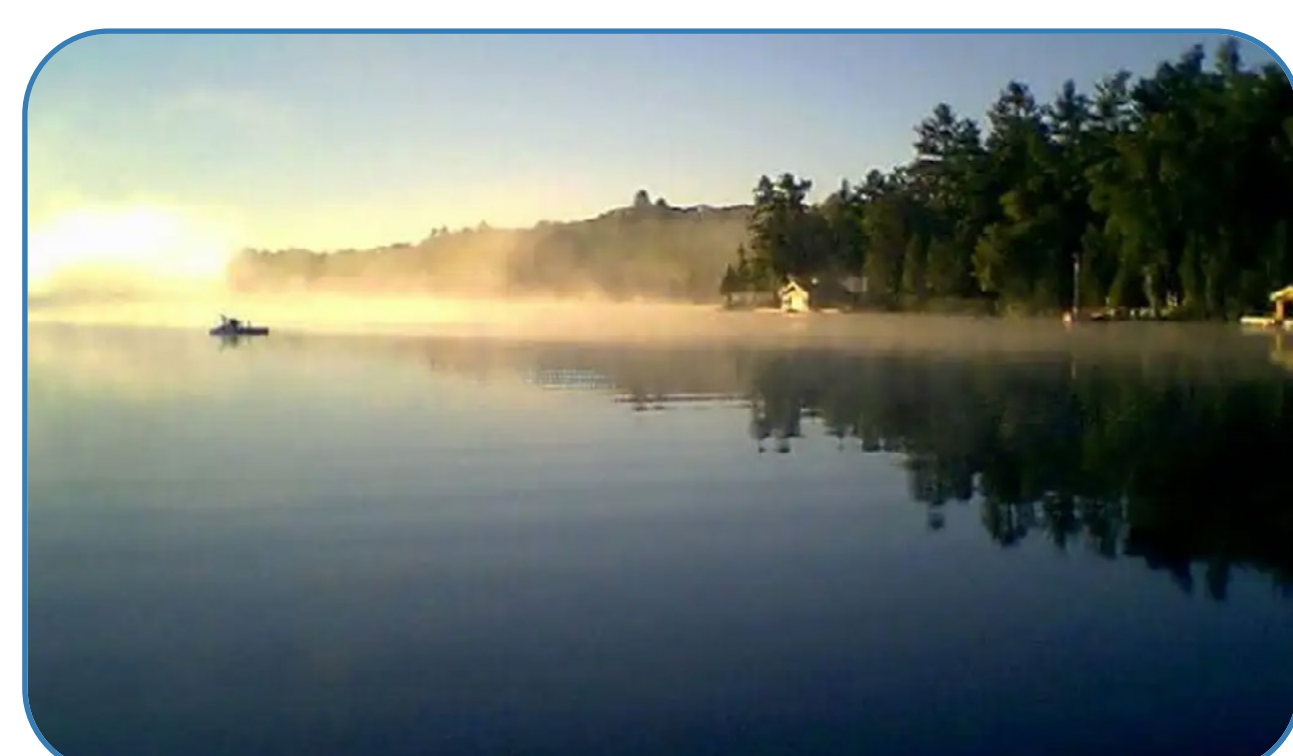
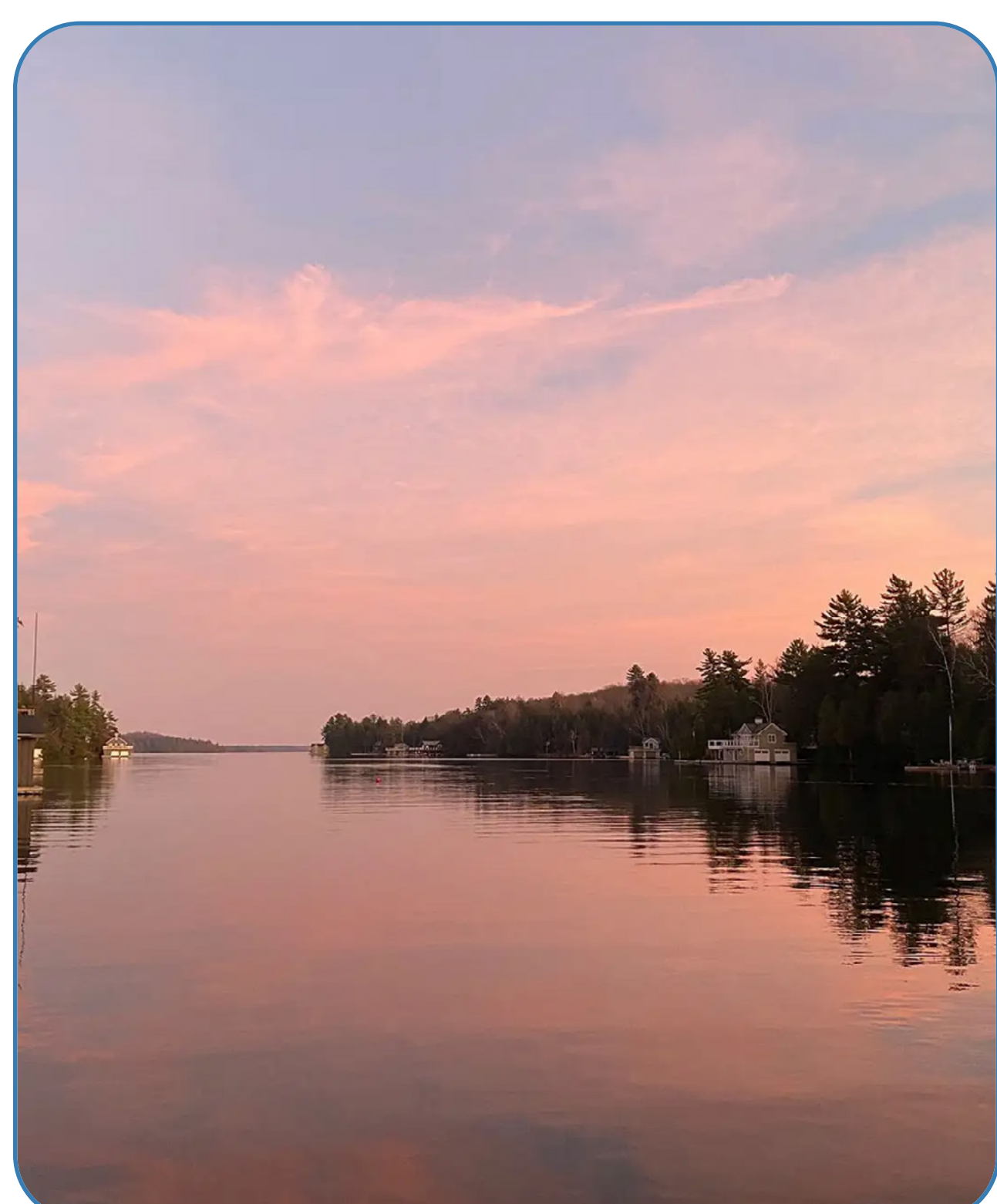
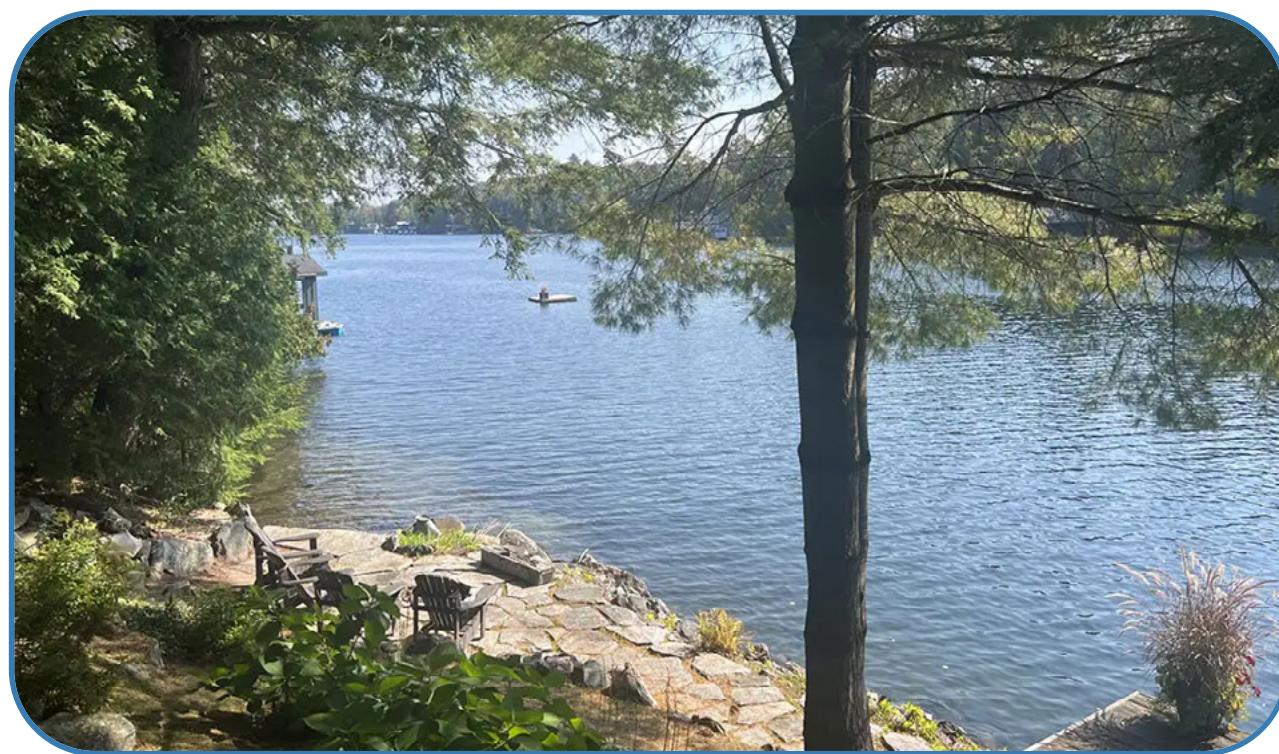


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Lake Views



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Laundry



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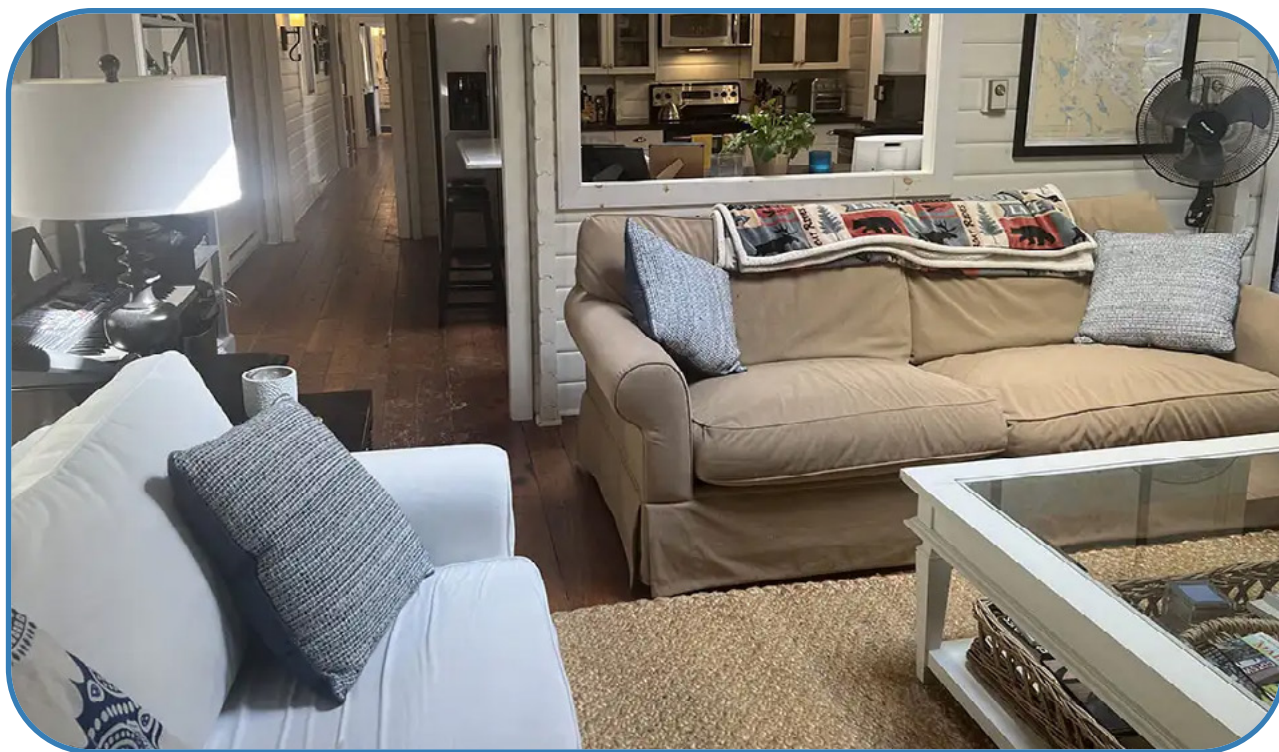
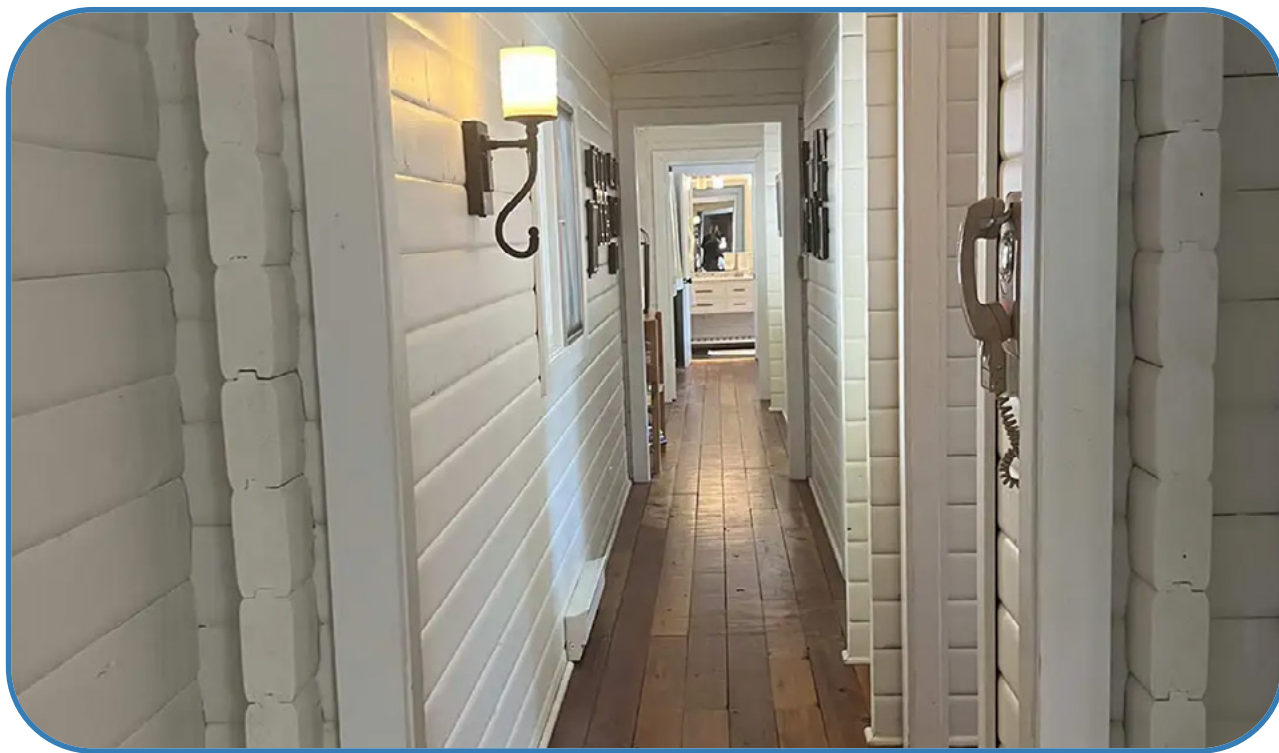
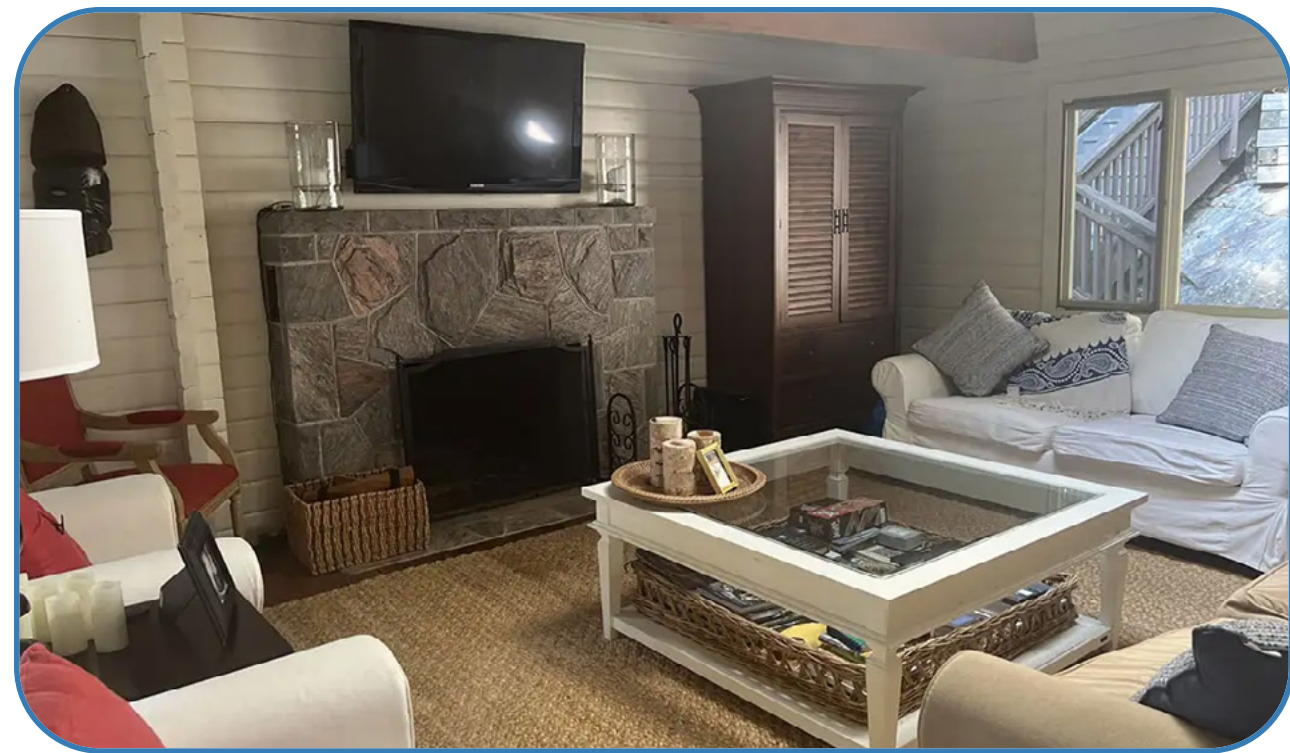


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Living



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Muskoka Room



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Sunrise



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Sunset



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Water Toys



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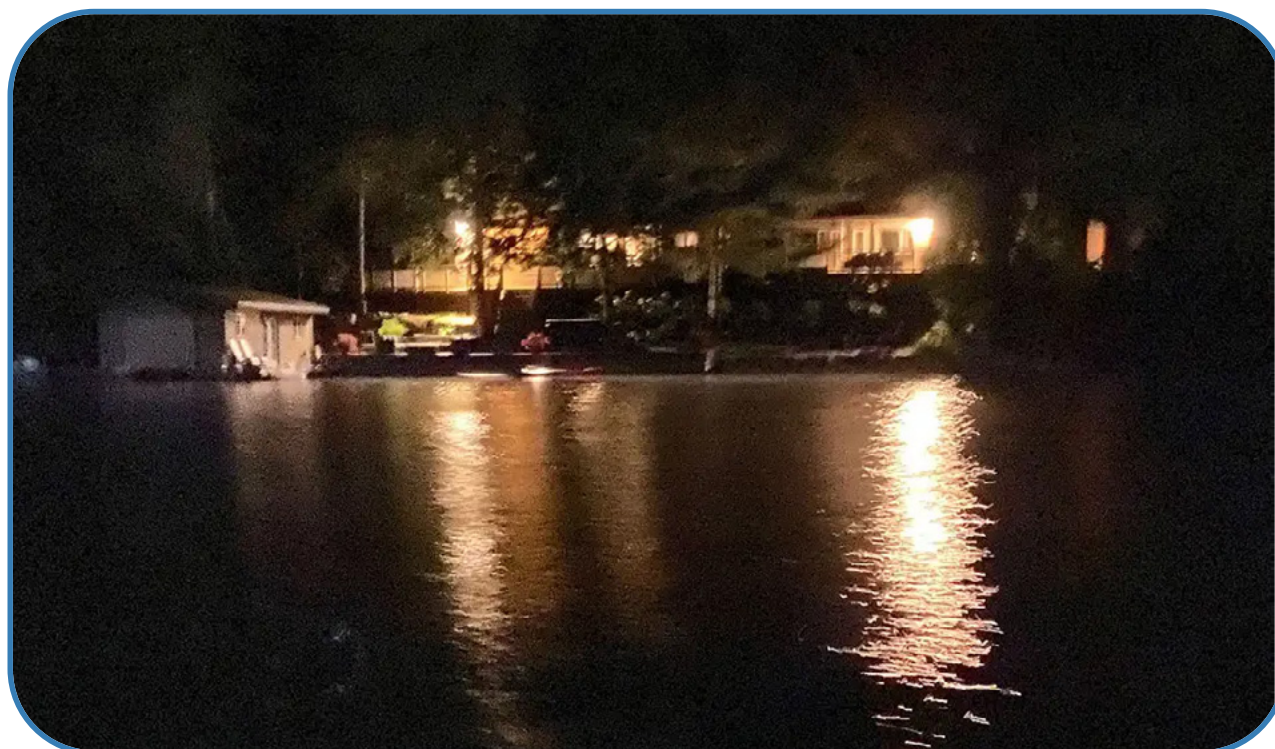


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Waterfront View



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Lake Joseph Cottage Rental Rates

	Weeknight	Weekend	Weekly	Monthly	Minimum Stay
Base Rate	CA\$1,385.00	CA\$1,385.00	CA\$9,695.00	Call Us	7

Disclaimer: Pricing can fluctuate up and down according to the season

	Amount
Online Booking Fee	5%
Damage Deposit	CA\$2,000.00
Accidental Damage Waiver	CA\$99.00
HST	13%

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Code of Conduct

All potential guests must complete a rental application where you will be asked to provide a full guest list, ages of all guests, the name, address & employer of the primary applicant as well as your home insurance policy details as your third party liability travels with you when you rent. The primary guest must be 30 years of age or older to book. If you have one 30 year old and the rest are younger please DO NOT instant book. Email us to discuss options for you. Large groups of singles are encouraged not to instant book as many of our owners prefer families only. If you booked using AirBNB, you will also be required to pay the refundable damage deposit either through the AirBNB resolution center or directly to MDR. This will be refunded to you within 7 business days of check out and after the post check out inspection confirms there is no damage to the property. No reservation is confirmed until approved by MDR. The application will form the basis of your short-term lease agreement with MDR and you understand and agree that you will abide by the terms therein. We will see you when you check in. If you have misrepresented yourself (your age, purpose of use) or your group, we reserve the right to cancel your stay without refund. If we find out after the fact you have automatically forfeited your damage deposit for breach of contract. We are looking for mature individuals who can be responsible for their actions, and show respect.

Rates are subject to change until your reservation is confirmed.

Linen, beach & bath towels included.

If Pets are permitted at this rental, this will be limited to 2 small or one large dog, no other types of animals and will be solely based on the discretion of the owner and you will be asked to sign a pet waiver and possibly to pay an additional pet cleaning fee. Wet pets are not permitted inside. Pets are not permitted on the furniture at any time.

No smoking, electronic or otherwise, inside the cottage. If you do smoke outside, you must NOT flick ash or butts on the ground as these represent a fire hazard.

Open fires in the fire pit only please & check burn restrictions for the area before you arrive.

Fireworks are NOT permitted.

Please leave the property as you found it, tidy and with all garbage disposed of per the welcome letter. Note there may be a garbage removal fee of as much as \$500 per week. Professional cleaners will prepare the cottage for your arrival using Covid19 cleaning protocols. If you paid a cleaning fee, a check out cleaning will be scheduled, otherwise you can request a check out clean for a fee. You are expected to leave the cottage as you found it, tidy and in good repair.

WIFI is available at all of our cottages (unless specifically noted).

WEDDINGS are permitted at a limited number of properties and there are additional fees for events, including a \$2500 fee for weddings in addition to the rent. Please email us for details.

INDEMNIFICATION: You indemnify the owners of the rental property, their heirs and also their agent Muskoka District Rentals for any and all damage or injury that may occur either prior to, during or after your stay. Further, you acknowledge that Snowmobiling, Boating and all water sports are inherently dangerous. Please make sure you wear proper lifejackets at all times on the water and note these may not be provided for you at the rental property.

LIMITATIONS OF LIABILITY: I/we represent, warrant, acknowledge and agree that I/we will use the cottage and its facilities in accordance with the booking agreement and the household rules and I/we do so at our own risk and that I/we indemnify and save Muskoka District Rentals, Sotheby's International Realty Canada, all employees of aforementioned companies, the property owner and their heirs harmless from any personal injury, sickness or death, loss or damage, however caused to person or property of the Renter, his/her family, or guests before, during or after the time of occupancy. Further, I/we accept full responsibility for the risk to personal health of renting property owned and occupied by unrelated persons during the Covid19 Pandemic.

To ensure the quiet enjoyment of the lake by our neighbours, music or loud noise of any kind is not permitted after 10pm or before 8am.

Resort Fee: For a one-time fee of \$99.00, the Accidental Damage Limited Waiver of Liability will waive a claim against the Guest for the cost to repair or replace any accidental damage taking place at the property during the rental period for up to a total of \$3,000.00 in damages. The Accidental Damage Limited Waiver of Liability only applies to accidental damage as determined by Muskoka District Rentals. A damage deposit will still be required for casual damages, internet overage charges, extra cleaning charges, garbage disposal, pet cleanup, etc. The Accidental Damage Limited Waiver is not Insurance.

We hope you have a wonderful time at the lake!

Best regards,

The MDR Team

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Muskoka District Rentals

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