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LISTINGS  
GONE?

MUSKOKA'S  
CROWN JEWEL

LAKE ROSSEAU'S  
PREMIER LAKESIDE  
COTTAGE

VIRGINIA BURT DESIGNS

WHERE THE  
COTTAGE MEETS  
NATURE

NORTH | SUMMER 2024



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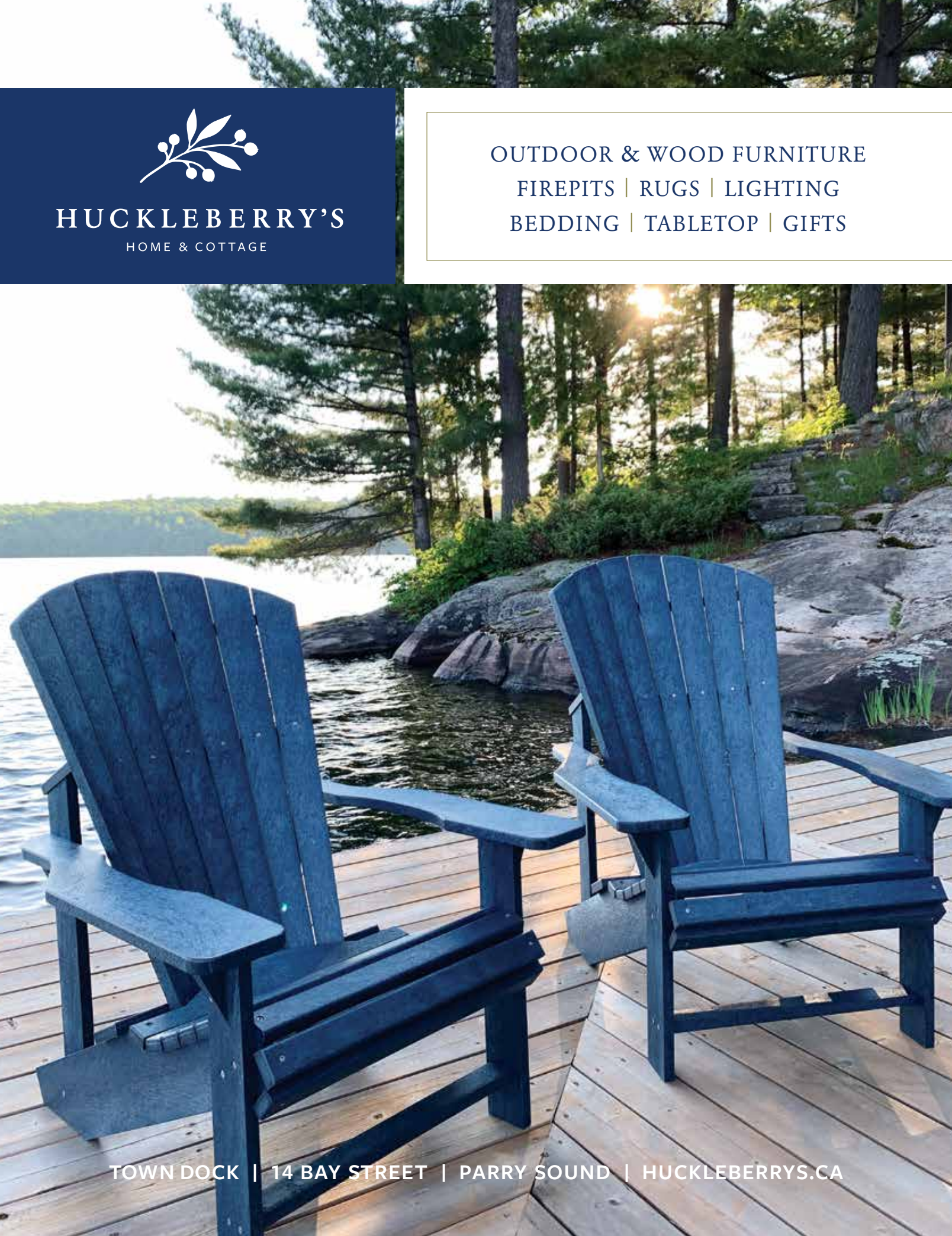
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## A NOTE FROM THE EDITORS



**Todd Adair\***  
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For those of us who live here year round, of course, Muskoka is paradise on earth twelve months of the year. But there's no denying summer is when the region truly comes alive – not just with a wealth of attractions, restos and shops that are only available during the warm months, but when the sheer natural beauty of Muskoka combines with long, laid-back days of sunshine and warmth to enjoy it all.

Our cover story is a perfect example of the old real estate aphorism, "The three most desirable assets of real estate are location, location and location." Just minutes from Port Carling by boat or car, this brand-new, contemporary waterside beauty combines the best of modern cottage living with state-of-the-art amenities, 5,000 feet of living space, a location just 30 feet from the water's edge – a rare find in a new cottage! – and your very own unforgettable, heartstopping Lake Rosseau view.

Also check out my article: a new ruling by the Canadian Real Estate Association has, in effect, seriously curtailed the use of exclusive listings and their attendant advantages for both buyers and sellers. But they're still out there if you know where to look. Turn to page 106 for a fuller explanation.

The landscape architect's role goes far beyond simply choosing and planting materials; the work of experienced professionals like Virginia Burt can make a huge difference to your enjoyment of your property and add thousands of dollars to its value. Meet Virginia on page 16.

We've got lots more in our Summer 2024 issue, alongside some of our newest and most beautiful listings of luxury properties for sale and for rental. To all our summer residents and visitors, welcome home and welcome back, and we look forward to seeing you in town!



**Olivia Lay**  
Media Team

As summer arrives in Muskoka, there's a palpable change in the air. The streets in town fill up with people again, smiles abound, and boats glide gracefully on the water. It's a great feeling.

I hope the vibrant summer energy of Muskoka resonates with you as much as it does with me, and I invite you to let our Summer 2024 edition be your guide to experiencing it firsthand.

We've got lots to share with you in this issue, and my heartfelt gratitude to our creative team and all those who contributed to bringing our Summer '24 edition to life. Dive into luxury with Cayman Marshall Luxury Vacation Rentals (page 34), where exceptional service and amenities await – promising an unforgettable getaway in one of Canada's most stunning destinations.

Wherever your travels take you this year, renowned physiotherapist and strength and conditioning specialist Mike Slomczewski has five valuable tips to help you stay fit (page 28). Or, if you're longing to immerse yourself in some truly different scenery, come sail away to paradise with us (page 54). It's an amazing exclusive resort that CM's own Steve Haddock discovered while on vacation in the British Virgin Islands, offering unparalleled architecture, breathtaking views, and top-tier amenities.

May Muskoka fill your summer – and the seasons ahead – with love, joy, and tranquility. And come say hello when you're in town – I look forward to seeing you around!

*"A beautiful space starts from the ground up with a weavers art..."*  
– Michael Pourvakil



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**BUILT TO LAST**  
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NORTH | SUMMER 2024

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*Published in Canada*

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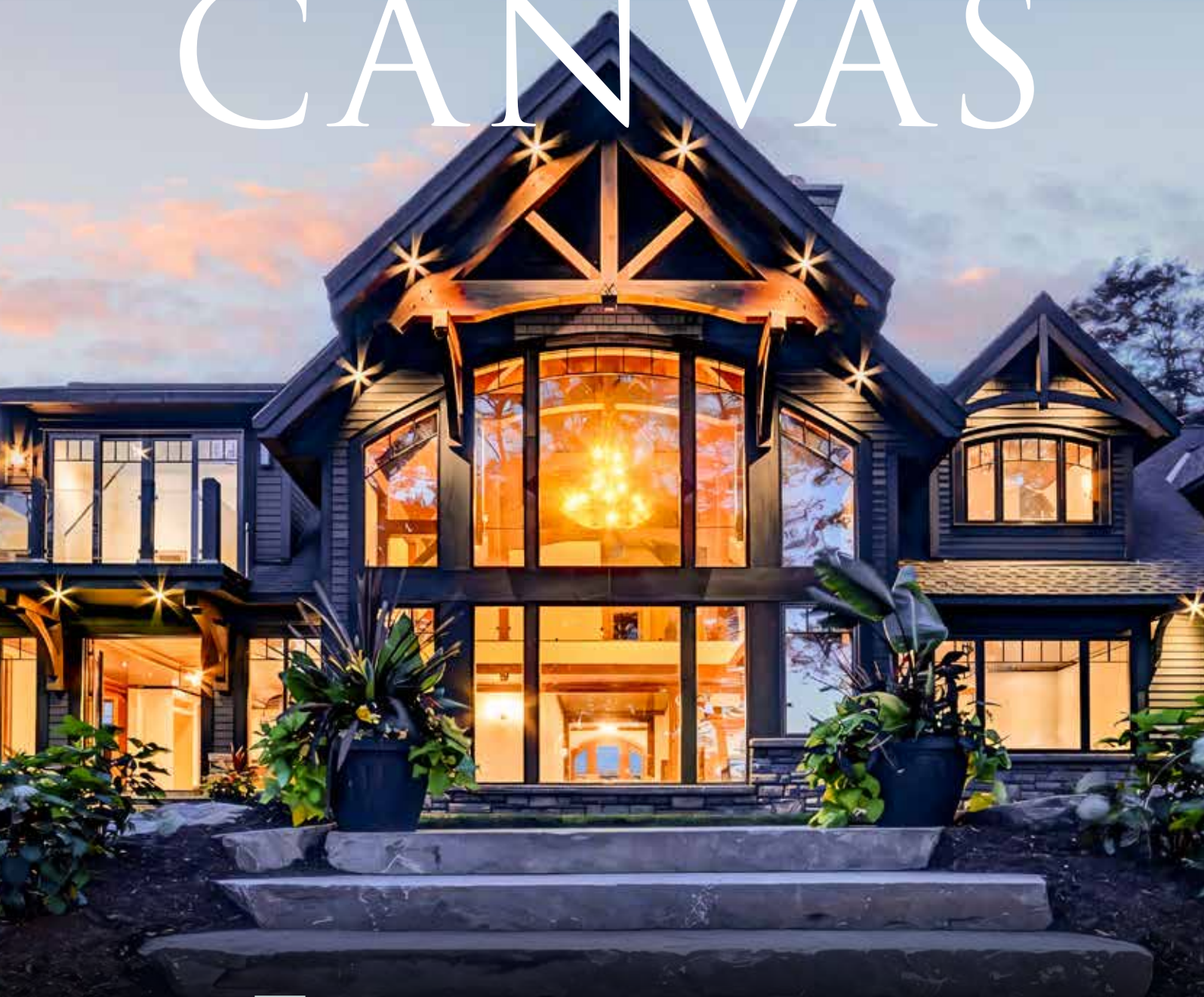
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# landscapes that **INSPIRE**

Virginia Burt Designs is a full service landscape architecture firm specializing in residential, estate, and therapeutic landscapes. Our philosophy is grounded in the idea that landscapes and gardens can heal both people and planet and we are passionate about designs where nature, art, and science intersect.



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# Built to Last

A unique custom build set amongst Muskoka’s beautiful vistas.

By Becca Flatt

It’s the ever-present natural majesty of Canadian landscapes that draw us to congregate at the cottage, a place where we can enjoy its seasonal beauty, from bonfires and boating to swimming and skiing.

It’s that quintessential northern landscape on Hurling Point Road in Bala that drew the eye of smpl Design Studio CEO and Creative Director Joel Tanner. “The vision for the new cottage started from day one when we walked on the property together,” he says. “When you crested the driveway, you got this really picturesque view across Moon River and this rock bluff on the other side; a really classic Northern Ontario rock face. I said, ‘That’s the impact I want to feel when I walk up to this home.’”

The final result is showcased as two distinct parts of the home, which are connected by a fully enclosed glass sunroom with direct views out to Mother Nature’s elemental artwork.

Upon entering the front door, there’s access to a powder room and entry vestibule with ample



Photos: Simon Tingle, Craft Photography

*Moon River,  
wider than a mile  
I’m crossing you in  
style some day  
Oh, dream maker,  
you heart breaker  
Wherever you’re goin’,  
I’m goin’ your way  
Two drifters, off to  
see the world  
There’s such a lot  
of world to see  
We’re after the same  
rainbow’s end  
Waitin’ ‘round the bend  
My huckleberry friend  
Moon River and me*

– “Moon River” (c 1961),  
music by Henry Mancini,  
lyrics by Johnny Mercer



storage for family and guests, as well as a walk-in pantry, living room, dining room, kitchen and a staircase leading up to a loft and study space that overlooks the living room.

The right side of the home is the entertainment hub. “These clients love to entertain,” says Tanner. “They love having family around and having big gatherings.” Their home located in Ancaster, which was also designed by smpl, serves as their suburban hub for family events. “They wanted the same thing in a northern environment.”

A focal point in the living room is the two-storey stone feature wall. This is also a dominant architectural element on the external facade, and houses a wood-burning fireplace and a TV. “We used natural Ontario quarried stone. It adds a depth of warmth and comfort,” Tanner explains. Two ceiling-mounted heaters radiate warmth onto the four-season sunroom, as does the in-floor heating for enjoyment year round.

The left wing features six bedrooms, a laundry room and four bathrooms that are angled to take in the expansive water views. The division of assets, so to speak, allows for entertaining while simultaneously allowing guests to either stay up late or head to bed early and not be disturbed. “That was another driver in the overall architectural approach,” Tanner says.

“It’s an environment of seclusion, relaxation, and the real focus on this project – and a lot of our projects – is the indoor-outdoor connectivity”



smpl

smpl designed the exterior and interior of this 3,100 sq. ft. modern Scandinavian cottage, right down to the furniture, linens and fixtures. “Completing the interiors and finessing the fine details for a holistic design approach is the cherry on top for us,” he says. Construction was completed by Patty Mac, which the clients themselves brought on for the project.

The interior features hardwood flooring throughout and is finished in neutral tones that convey a comfortable, cosy and low-maintenance vibe that invites relaxation – enjoying a cup of coffee or a glass of wine without worry. “It’s an environment of seclusion, relaxation, and the real focus on this project – and a lot of our projects – is the indoor-outdoor connectivity,” Tanner says. The intimacy of being on the water and being connected with the outdoors is key to a well-designed and well-situated cottage.

Devon Cabinetry of Mississauga completed all cabinetry millwork and installation, and is 100% custom designed for the home. “They understand our vision and our expectation when it comes to detailed execution,” he says.

*“Completing the interiors and finessing the fine details for a holistic design approach is the cherry on top for us.”*



High-end triple pane windows were used throughout the entire home; imported from Greece, and installed by iWindows. “We were more strategic with smaller windows looking onto the roadside, for privacy and for a little natural light infiltration and architectural appeal on the front façade,” says Tanner. The exterior is finished in a mix of standing seam metal roofing and siding with stone accents and vertically oriented wood siding.

Planit Green of Ancaster designed the entire landscape, while Patty Mac

executed the installation and construction. The full outdoor kitchen features a pizza oven, BBQ, sink and fridge, perfect for an al fresco meal.

“Being a secondary residence, low-maintenance was a must for these owners. The materials were selected to stand the test of time and require very minimal maintenance. A lot of pride and passion went into this one,” says Tanner.

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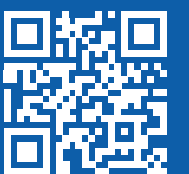


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# where the cottage meets **NATURE**

Written By Emily Thorpe  
Photography By Richard Mandelkorn

*Building new and connecting to the unique landscape of Ontario's cottage country - the approach of internationally acclaimed Landscape Architect Virginia Burt, FCSLA, FASLA*

**A**s design professionals and construction specialists working with the natural beauty of Ontario's cottage country, we often encounter a paradox that both excites and torments us - where the desire to create and build coexists with the imperative to protect nature and ensure its longevity for generations to come.

When the untouched beauty of Northern Ontario's landscape beckons us, how do we integrate inhabitation with wilderness in a way that is functional for families? How does construction respond to the key natural features and attributes which give its appeal?

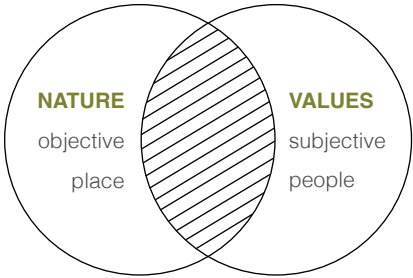


*"We create places for people to have a holistic experience of outdoor spaces. The connection to nature can transform us from within."* - Virginia Burt

There are two main things I've learned from working with landscape architect Virginia Burt: one, it is never too soon to contract the services of a landscape architect; and two, 80% of what they do does not involve plants, nevertheless supports their health and longevity. Like designing your house to build your dream home, Virginia designs a landscape to grow your dream, with nature.

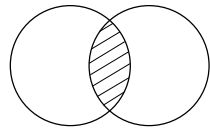
Nature is, objectively, anything that is not human made. Yet one's dream with nature is highly subjective, and unlike building one's dream cottage, does not begin with a concrete foundation of understanding. For all of us, our experience, appreciation, and level of connection with nature, has been, and is, vastly different - everyone values nature differently. Respecting diverse perspectives and how these impact design decisions is part of Virginia's everyday practice and meaningful dialogue with her client work and the land.

It is entirely refreshing to work with Virginia, who does not subscribe to the aforementioned paradox but rather simplifies the conundrum into a Venn diagram: Nature in one circle, and non-nature, where the client desires functional, programmable space based on their values in another.



Objective nature vs. Subjective Values. How much the circles overlap, the area in between, is what Virginia delights in discovering with her clients - her designs go beyond inhabiting the wilderness to fostering intimate connections between people and place.





## LAKE ROSSEAU COTTAGE

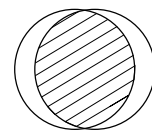
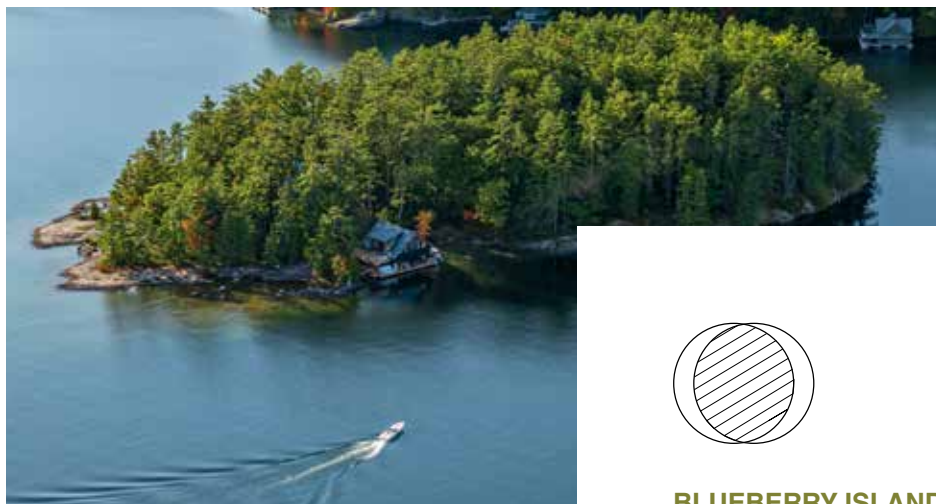
With clean contemporary lines, this cottage creates a warm welcome and prioritizes recreational activities with outdoor gathering spaces.



▲ Above, tennis court and pavilion are layered with retaining walls and pathways into the woodland beyond. Below, al fresco dining is a destination across the games lawn and frames views to the lake and fire pit.

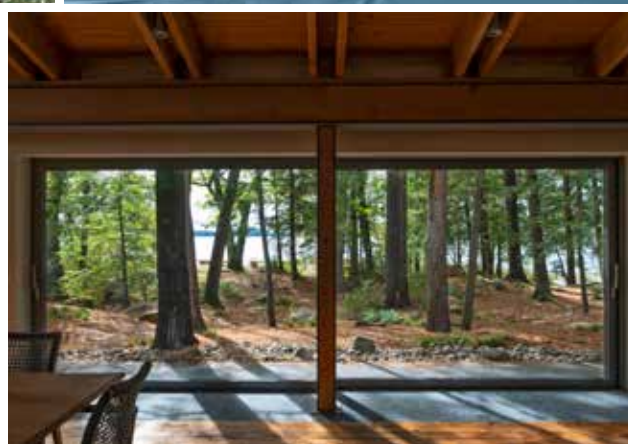
◀ Natural granite boulders and both native and specimen plantings nestle the modern architecture into the landscape and create a welcoming entrance in all seasons.

▶ While working on island projects presents unique challenges and opportunities in terms of site access, this main cottage was also located to preserve privacy from boats passing by.

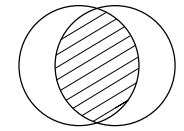


## BLUEBERRY ISLAND

This off-grid cottage preserves mature trees through careful siting and achieves seamless indoor-outdoor connectivity through sliding doors and granite detailing. Boulders and plantings restore the natural forest floor.

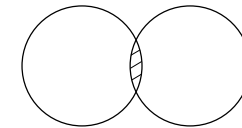


▶ The decking is scribed to existing bedrock outcrops to preserve the site's inherent beauty.



## THE L COTTAGE

For this modern retreat, the clients wanted an immersive experience set within the landscape defined by large rocky outcrops and sensitive ecologies. Pathways and areas for outdoor living carefully weave around natural features while new native plantings restore disturbed woodlands.

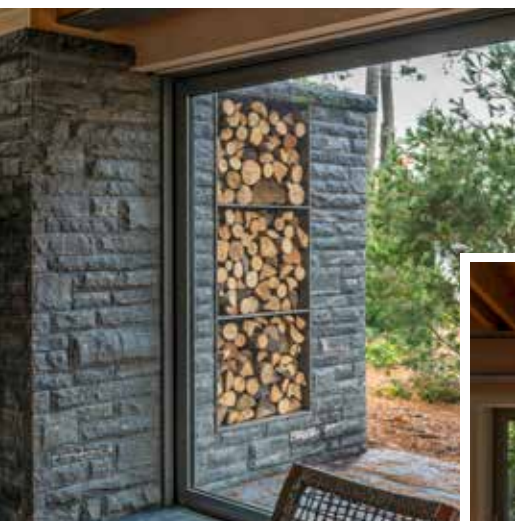


## THE K COTTAGE

Atop an outcrop, the infinity edge pool creates a spa-like experience that stands apart from the natural landscape while providing views and reflecting the beauty of lakeside living beyond.



◀ Contrasting the modern pool and using local stone, walkways weave through the natural topography to provide an experiential journey to the lake and fire "pit" stop along the way.



For over three decades, Virginia has been specializing in cottage and estate construction in the Muskoka and Georgian Bay region. Her work achieved international recognition and awards from the American Society of Landscape Architects and Canadian Society of Landscape Architects, and her clients appreciate and value her deep respect for the land. Even though no cottage, cottager, or place is alike - Virginia gets things built sensitively and beautifully.



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# Muskoka's Crown Jewel:

## Lake Rosseau's Premier Lakeside Cottage

By Olivia Lay



Just minutes by car or boat from Port Carling, this location is considered by many to be Muskoka's crown jewel on Lake Rosseau. This exceptional cottage was specially designed for those who appreciate the finer things.

This prime location is a boater's paradise, offering seamless access to both Lake Rosseau and Lake Joseph. Just a short boat ride away are Muskoka's premier golf courses and great lakeside dining at the J.W. Marriott, Lake Joe Club, and Windermere Resort. This luxurious lakehouse effortlessly combines convenience with the serene beauty of lakeside living.

The moment you turn in the drive, your first glimpse of the elegant dark stone façade, rising through towering pine trees, immediately fills you with a sense of peace. Its clean lines and uncluttered, contemporary design seem to nestle into its lakeside surroundings.

With approximately 5,000 square feet of living space in the main dwelling, the cottage comprises six bedrooms and five bathrooms on 1.54 acres, with 250 feet of frontage. Positioned just 30 feet from the water's edge, the cottage is located on a level lot – a rare find in Muskoka! – and gently slopes towards a two-slip boathouse, adding an additional 500 square feet of grandfathered living accommodations, including two upper-level bedrooms.

Practically everywhere you turn, you'll enjoy abundant natural light streaming through large floor-to-ceiling windows, and a matchless view of Lake Rosseau. You'll be continually

impressed by the attention to detail here, especially in the choice of fine-quality finishes: white oak engineered hardwood floors, high-end porcelain tile, and modern Hudson Valley light fixtures everywhere – in short, simply the best of everything.

The open-concept layout of the main living area facilitates a seamless flow between spaces, ideal for entertaining guests, with furnishings by Restoration Hardware and Muskoka Living. The living room, with its plush white sofa and chic armchairs, is tailor-made for relaxing around the fireplace, with its pristine white porcelain hearth and sleek black mantel.

The expansive kitchen is the epitome of modern luxury, centred around an oversized waterfall island. Appliances include a top-of-the-line Wolf gas stove, and Sub-Zero freezer, refrigerator, and wine fridge. Roomy as the main kitchen may be, there's more: through a doorway at one side of the main kitchen is a well-equipped second chef's kitchen, with additional appliances, butcher block prep island, Sub-Zero industrial refrigerator and freezer, and ample storage space. It was specifically designed with convenience in mind – whether for organizing catering and meals for large gatherings, or simply keeping clutter and everyday meal prep out of sight.

The adjacent dining room, with its finely detailed coffered ceiling and floor-to-ceiling sliding glass doors, opens onto an expansive wraparound deck overlooking the water. In fact, the doors are designed so that practically at a touch, you can turn this area into an indoor-outdoor room, equipped with exterior speakers and home automation built-in sound system, great for parties or simply enjoying lakeside breezes on a warm night.

The contemporary family room, with its huge windows framing that beautiful view from two sides, is a true sanctuary, under a high vaulted ceiling and a striking deep-grey porcelain tile fireplace. Kick off your shoes and put your feet up while catching up on the latest mystery novel, enjoy a cool drink with friends and family, or simply lean back and gaze out at the water...there are no rules here.

The primary bedroom offers another breathtaking vantage point over Lake Rosseau, while the ensuite, with its shiplap walls, porcelain counters and floors combine modern elegance and cottage ease.



Descend the floating staircase with LED-lighted treads to the lower level (past another towering view through the pines), where you'll find five more spacious bedrooms, including a charming bunk bed room with four custom built-in bunks. There are also no fewer than three bright and spacious bathrooms down here, each designed with luxury and comfort in mind.

The centrepiece of the lower level is a large west-facing Muskoka room with a wet bar and cozy fireplace, perfect for relaxed gatherings and sunset views. From here, step outside onto natural granite pathways leading to the firepit area, ideal for evening stories and roasted marshmallows. Just beyond, a pristine sandy beach invites you to dip your toes in the water, providing an idyllic swimming spot for families with young children.

Whether you're enjoying a leisurely day at The Lake Joseph Club, dining at the J.W. Marriott, or exploring the bespoke boutiques in town, you're never far from this private oasis. At this stunning getaway, the epitome of Muskoka living is truly at your fingertips.



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# 5 TIPS

## To Stay Fit While Travelling

By Mike Slomczewski, MSc.PT, CSCS, Summit Performance

As a physiotherapist and personal trainer for executives, business owners, and busy professionals, I'm frequently asked the same question by clients: "How can I stay fit when I'm travelling or on vacation?" Here are my best tips, in hopes you can implement these to stay fit no matter where life finds you.



### FAIL TO PLAN = PLAN TO FAIL

A little planning goes a long way. A huge percentage of staying fit while travelling revolves around your ability to plan out the particulars of your exercise – what, where, and when – in advance, and implement that plan while you're away from home and your usual routine.

When you're at home, you've got your daily routine: wake up, breakfast, work, etc. You operate the rest of your life like clockwork, so take this same approach to your health and wellness. Routinize and set aside a specific time in your schedule for exercise and hold yourself to it no matter what, just as you do for the other appointments and people in your life you care about.

A bit of brainstorming about your training space is always a worthwhile thought experiment. If you know where you're going to be (cottage, hotel, etc.), think about what you have access to that would make exercising easier. Is there a gym at the cottage or hotel? Best case scenario! If not, a set of stairs, some resistance bands, and a commitment to blocking out some time in your schedule on travel days goes a long way.

This little bit of planning and routinizing keeps you in the same groove you've got while at home, and ensures you can be there for those you care about for the next five, 10 and 20 years too.

### REMOVE BARRIERS

Our unconscious brain loves excuses. This means that anything we could see as a barrier to exercise, we will see as a barrier to exercise. Saying to yourself, "I can't exercise – I left my resistance bands at home," is an easy rationalization in the moment, so set up your luggage and the places you go frequently with duplicates, so there is no barrier keeping you from your healthy habits. This is where resistance bands, jump ropes, and backup protein bars pay off huge, in terms of the space-to-convenience ratio for the luggage or handbag you take everywhere.

This little bit of effort means that when you're on the go driving, flying, or working, you've got an autopilot option to stay on track, instead of stopping roadside or at the airport for that convenient but probably suboptimal snack choice. It's never one big thing but 100 little things you have to get right, in order to be consistent with your health and fitness while living a high-mobility lifestyle.

### GET AN ACCOUNTABILITY BUDDY

You don't have to go it alone. If you have a choice between sleeping in and a 6 a.m. workout on a Saturday, you know what you will instinctively choose. However, if you've made a commitment to someone else, you're much more likely to make the harder choice.

Accountability buddies can give you an excuse to exercise, instead of the 100 excuses you can invent in the moment not to exercise.

Accountability can take many different forms. Committing to a spouse or friend by putting agreed-upon workout times in your calendar can pay big dividends. A personal trainer, especially one who comes to you, can help by doing the “what” portion of exercise planning and legwork for you. This is a big value-add if you just want to wake up, get your workout done, and be on with your day – without having to drive to a gym, sort through which exercises and which equipment to use when, and how often. Leaning into others who are stakeholders in your health and wellness can inspire you to commit to the time you set aside to train/exercise.

**BITE-SIZED EXERCISE**

Anything is better than zero! Even if you can’t make the time for a daily workout, you absolutely can do an extra lap of the stairs each time you use them. You absolutely can do 10 bodyweight squats every time you sit down. Or you absolutely can make a point of going for a 10-minute walk after each meal with your spouse or partner. These little wins can add up quickly if you fully commit to them, and it’s an absolutely game-changing mindset for many of the executives I work with, even when their schedule while travelling is wall-to-wall slammed.

**BUNDLE EXERCISE WITH OTHER ACTIVITIES**

To keep workouts from feeling like a chore, hack your brain’s reward system. Bundling exercise with an activity you enjoy can inspire you to pony up.

For example, I enjoy listening to music. One idea could be to set a rule that you can only listen to music when you are walking the stairs, treadmill, or in the gym while you are away. This habit will allow you to “soften” any lack of motivation to exercise by giving your brain a bit of positivity: listening to your favourite playlist while you exercise.



Another way to do this is to bundle exercise with an activity you know you must do, but that can be done anywhere. Example: I have to take a call today, but it doesn’t matter where I am when I do so. Try putting headphones in and walking the stairs or treadmill while you take that call. This will ensure you’re making optimal productive use of time you know you would have to set aside anyway.

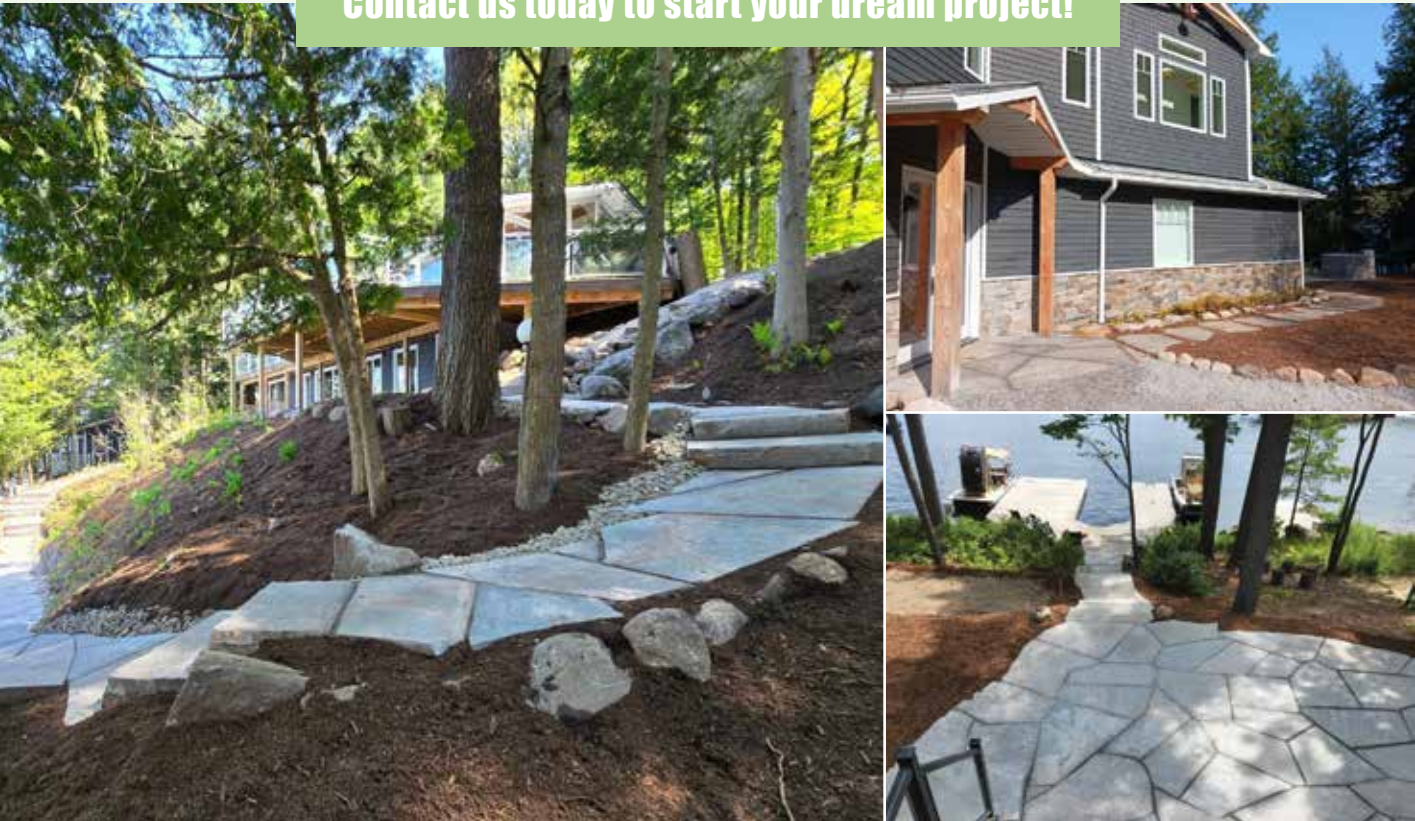
Of course, these habits take a bit of discipline to implement. But a little forethought and implementation can unlock a huge amount of benefit for maintaining healthy habits, even if travelling and/or vacationing are a regular part of your life.

Mike Slomczewski, MSc.PT, CSCS is a physiotherapist, strength and conditioning specialist, and the owner of Summit Performance. He serves executives, business owners, busy professionals, and unique solo athletes with full-service and travel health and fitness services. Learn more about Summit Performance at: [summitperformance.fit](https://summitperformance.fit)

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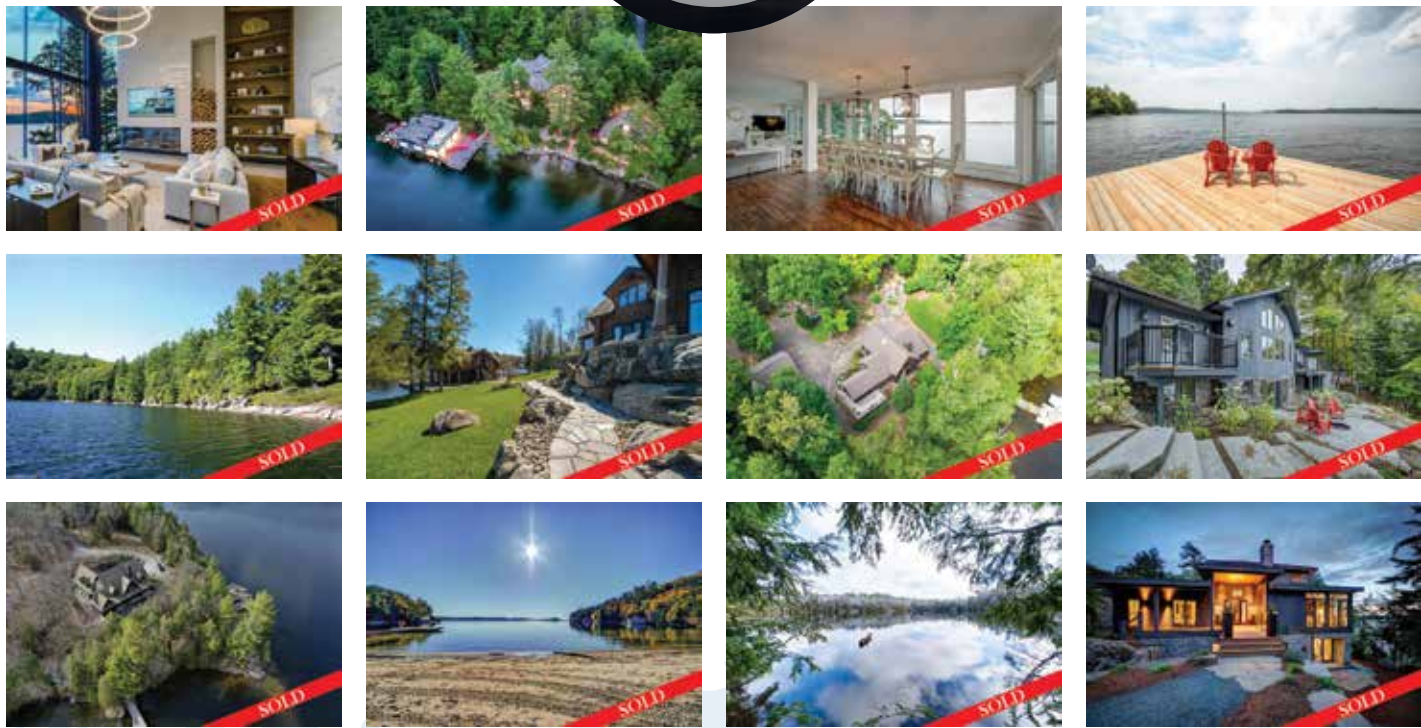
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# Canadian Summer Class

BY SHAYNE BOL RENTAL MANAGER

CAYMAN  
MARSHALL  
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VACATION  
RENTALS

For many, Muskoka holds a revered place in our hearts as the quintessential Canadian getaway. This idyllic northern landscape, known for its towering pines and sparkling lakes, offers a perfect escape from the hustle and bustle of everyday life, and an opportunity to reaffirm what is most important: quality time with those we love.

I have been lucky enough to call this place home for 28 years, and am confident that Muskoka will always hold that distinction. On behalf of Cayman Marshall Luxury Vacation Rentals, I am proud to welcome you to another Canadian summer, and to some of this nation's most luxurious cottage rentals.

**Whether you're a seasoned traveller, a past cottage owner or a first-time visitor, Muskoka offers an unparalleled blend of lakeside comfort and elegance – a place where so much of Canada's history, culture, and natural beauty converge, attracting visitors from all walks of life.**

Since the Muskoka Club forged into the area by foot and canoe more than 150 years ago, Muskoka has become a leisure landscape connected by the rivers and lakes that flow through it. Today, it is a revered destination enriched by the diverse backgrounds of all who have contributed to its collective identity.

Having grown up with my parents operating several restaurants and one of the area's last grand hotels (once again opening its doors to guests this summer), my familiarity with Muskoka's hospitality and tourism industry has instilled in me a profound enthusiasm for sharing with a global audience the culture and history of this cherished destination.

Muskoka is truly a place made to welcome everyone and a destination that everyone should experience at least once in their lifetime – enlivened by a vibrant summer economy, local vendors, live music, lakeside entertainment and exceptional

Scan here to browse our rental properties and book your next vacation!



## Guests are provided access to first-class amenities and concierge services



VIEW ON PAGE 39



VIEW ON PAGE 45



VIEW ON PAGE 40



VIEW ON PAGE 40

## Owning a cottage in Muskoka is not just a real estate investment; it's an investment in quality time and cherished memories with loved ones.

dining experiences. For generations, family, friends, and those you have yet to meet gather in this storied region atop the Canadian shield, drawn here to create memories that will last a lifetime.

Imagine a warm sun, gentle breeze and the spray of the wake evaporating on your skin as you boat across the lake; the scent from a campfire the night before, mixed with pine and cedar, still clinging to your clothes; the taste of your favourite meal prepared by a world-class chef; the quiet sound of waves lapping against the dock, all accompanied by a sunset backdrop,

radiating through the tree-line that would inspire a piece by the Group of Seven.

Cayman Marshall Luxury Vacation Rentals is proud to offer you the best cottages in Muskoka. As a part of the Cayman Marshall conglomerate, we are a distinct entity, dedicated to providing our guests with exceptional service while at the same time, offering a glimpse of what their next cottage can provide and helping them achieve it.

Owning a cottage in Muskoka is not just a real estate investment; it's an investment in

quality time and cherished memories with loved ones. That's why our goal is to ensure that your cottage dreams and wishes are not just met, but surpassed.

And if you choose, when you're not using your cottage, someone else will leap at the opportunity to experience it. As a homeowner, establishing a relationship with a professional rental management service such as ours ensures that your property will be presented as the space that you know it to be. With short-term rental licensing becoming more common, further professionalization of the business ensures

that our guests' safety, comfort and, most of all, experience can be elevated to luxury at its finest, as we study and stage your property as the serene escape that it is.

We pride ourselves on providing an incredible, worry-free opportunity for both homeowners and renters. For homeowners, renting out your cottage when you're not using it allows your cherished family property to pay you back in more than just memories. For renters, it's a chance to reconnect with loved ones in a setting like no other.

As a born and raised Muskokan with a master's degree in architecture, I have a keen eye for well-executed design and curated experiences within this context. Beginning with the rental property itself, guests are provided access to first-class amenities and concierge services such as private chefs, mobile aesthetics,

fitness services, water equipment rentals and more. Looking for a space with a golf-simulator, chipping green, fitness room, sauna or hot-tub? We've got you covered. A sandy beach for our youngest guests to learn how to swim? Multiple. How about a pickleball court to hash out who's the family champ? Or perhaps a family photoshoot to capture moments of intimacy that will be cherished for a lifetime. Through Cayman Marshall, all the advertisers that you see here in this magazine and many more carry our seal of approval and support into our relationships with our homeowners and guests alike, providing an exceptional service to all those we work with.

Since 2022, Cayman Marshall Luxury Vacation Rentals has been a TICO-certified travel agency, ensuring every detail of your stay is meticulously handled, from the moment you plan your trip to

the moment of its completion. Working with our team means experiencing life catered to your needs in one of the most beautiful destinations in the world. We offer the finest properties, top-tier concierge services, and unparalleled support throughout your entire cottage vacation. From planning to completion, we are dedicated to ensuring your stay is nothing short of perfect.

Muskoka's allure is timeless, and Cayman Marshall Luxury Vacation Rentals is here to help you experience it in all its glory. Whether you're looking to escape the everyday or reconnect with nature and loved ones, our luxury rentals provide the perfect backdrop for your dream getaway.

Book with us today and start creating memories that will last a lifetime.

*Shayne Bol*



# CAYMAN MARSHALL

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DRIFTWOOD: 6 BEDROOMS, 6 BATHS – LAKE JOSEPH

Starting at **\$51,980.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

TWILIGHT DELIGHT: 7 BEDROOMS, 7+1 BATHS – LAKE JOSEPH

Starting at **\$68,930.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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NEW RENTAL LISTING



ZEPHYR: 9 BEDROOMS, 3 BATHS – LAKE ROSSEAU



Starting at **\$45,000.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



ROSSEAU ON THE FALLS: 7 BEDROOMS, 5 BATHS – LAKE ROSSEAU



Starting at **\$29,154.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



CORNERSTONE: 5 BEDROOMS, 4 BATHS – LAKE ROSSEAU



NEW RENTAL LISTING

Starting at **\$35,030.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



HEAVENLY HAVEN: 5 BEDROOMS, 3 BATHS – LAKE ROSSEAU



Starting at **\$18,984.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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BRIGHTER DAYS: 5 BEDROOMS, 5 BATHS – LAKE ROSSEAU



Starting at **\$14,464.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



LILYPAD COVE: 5 BEDROOMS, 4 BATHS – LAKE MUSKOKA



Starting at **\$23,504.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



SCAN TO SEE MORE



ROSSEAU REFLECTIONS: 4 BEDROOMS , 2 BATHS – LAKE ROSSEAU

Starting at **\$12,204.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



NEW RENTAL LISTING



GREENWOOD COTTAGE: 4 BEDROOMS, 2.5 BATHS – LAKE MUSKOKA



Starting at **\$17,289.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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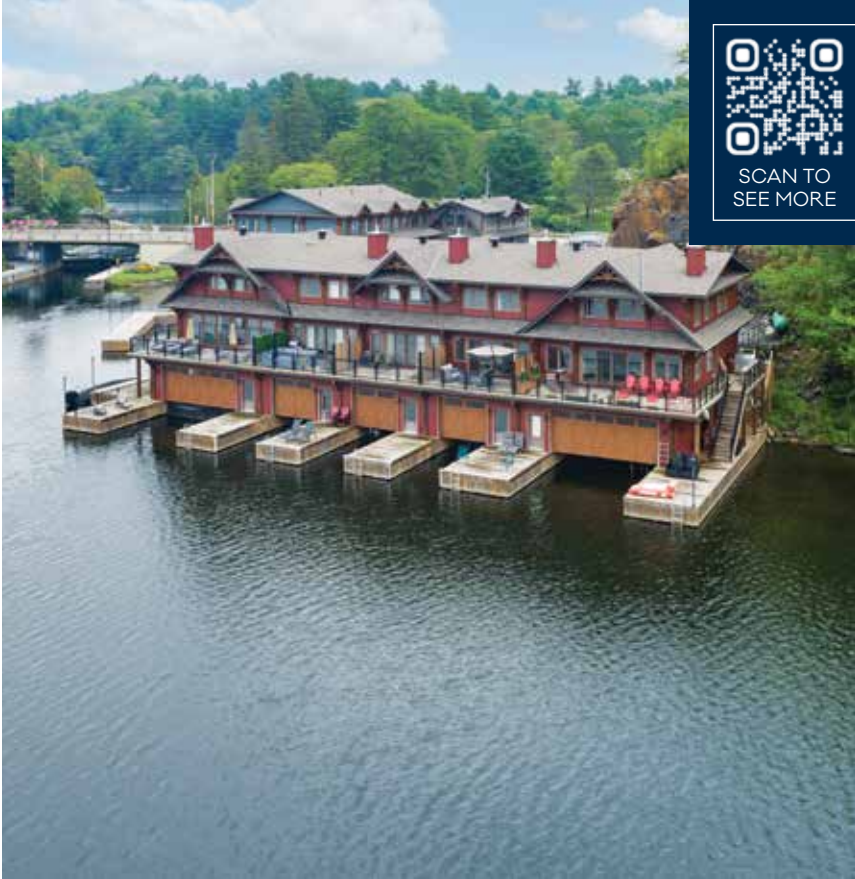
WHITESIDE ESCAPE: 6 BEDROOMS, 2+1 BATHS – LAKE MUSKOKA



Starting at **\$16,724.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



PORTSIDE: 4 BEDROOMS, 3 BATHS – LAKE MUSKOKA



Starting at **\$9,605.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



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MUSKOKA'S DREAMCATCHER: 4 BEDROOMS, 3 BATHS – LAKE MUSKOKA

Starting at **\$15,029.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



SUNSET BEACH: 5 BEDROOMS, 5 BATHS – GEORGIAN BAY



Starting at **\$57,630.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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CHROMA COTTAGE: 5 BEDROOMS, 3+1 BATHS – MUSKOKA RIVER

Starting at **\$18,984.00** for one week. Includes all fees, taxes and other charges for bookings between July 1 and August 31, 2024.



SERENE ESCAPE: 4 BEDROOMS, 4 BATHS – LAKE OF BAYS

Starting at **\$29,154.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



BRUCE RIDGE: 4 BEDROOMS, 3 BATHS – BRUCE LAKE



Starting at **\$12,204.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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HUNTER'S BAY LAKE HOUSE: 6 BEDROOMS, 3+1 BATHS – KAHSHE LAKE



Starting at **\$15,029.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



EDGEWATER CHALET: 5 BEDROOMS, 3+1 BATHS – SILVER LAKE

Starting at **\$15,029.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



SCAN TO SEE MORE



CAMP KAHSHE: 6 BEDROOMS, 3 BATHS – KAHSHE LAKE



Starting at **\$18,984.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



ROCKLEA LODGE: 5 BEDROOMS, 4 BATHS – LORIMER LAKE



Starting at **\$18,419.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.

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NORTHERN SPLENDOR: 6 BEDROOMS, 3 BATHS – LAKE MANITOUWABING

Starting at **\$12,204.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



NEW RENTAL LISTING



SEAS THE DAY: 5 BEDROOMS, 5 BATHS – BAHAMAS

Starting at **\$23,504.00** for one week. Includes all fees, taxes and other charges for bookings between June 1st and August 31, 2024.



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# Come Sail Away

TO PARADISE  
ON BVI!

A chance encounter on a sailing vacation led to the discovery of an exclusive new resort development that just may be like nothing you've ever seen before.

By Martha Uniacke Breen

Cayman Marshall sales representative Steve Haddock happened to be on vacation in the British Virgin Islands recently when he stumbled across something that was unlike anything he'd ever seen in Canada – or anywhere else in the world really, as he tells the story.



## “I was truly shocked that a place as sophisticated as this existed in the BVI”

“We were on a sailing trip with friends and staying at a yacht club near the BVI island of Virgin Gorda,” he recalls. “One day, we were laid up onshore because of high winds and decided to explore the island a bit. We turned a corner and came across this incredible vacation community.

“I was completely astonished at how beautiful it was,” he continues. “Here was this community of villas and homes featuring world-class architecture, stunning views and first-rate amenities and services for its residents. And the whole thing was designed with a strong sense of harmony with the environment of the British Virgin Islands, which is one of the world’s great unspoiled natural places.”

The amenities at this exclusive resort paradise, Steve notes, are also impressive. There’s a private marina where residents can purchase a private boat slip; local shops and restaurants; a well-equipped wellness centre with a wide range of options from tennis and pickleball courts to a fitness centre; a spa, a nature centre, medical centre, and even a kid’s club.

Sensing an opportunity, Steve immediately got in touch with the director of sales for the development. He discovered that it’s the brainchild of an internationally renowned developer whose award-winning luxury

communities are notable for their unique beauty, attention to detail and emphasis on harmony with the land and its ecology. Many of these properties have received major recognition from international entities including the Urban Land Institute and others for their environmental excellence.

Impressed by Cayman’s expertise as a vacation property specialist in Muskoka and elsewhere, with value-added services such as our exclusive buyer qualifying services and premium-quality magazine, the developers decided to join forces with Cayman to offer selected properties in this exclusive BVI community to our clients.

“I was truly shocked that a place as sophisticated as this existed in the BVI; most properties here are more rustic,” Steve says. “But it still has that great casual lifestyle and friendliness you find in the BVI. There’s also a great golf cart and ATV road network that allows residents to travel around the Island.”

In coming issues, we’ll be exploring in greater depth a few of the features that make this incredible community the perfect place to purchase or to reserve rental property for your next vacation. In the meantime, contact Steve Haddock and find out more about this unique slice of paradise, sparkling in the blue waters of the Caribbean.





## Ocean Villa 2

**Price:** \$6.95M  
**Size:** 2,440 sq.ft.  
**Beds:** 3

### Highlights:

- 3.5 bathrooms
- Floor to ceiling windows
- Modern, open floor plan concept
- Lock-off master bedroom creates additional rental flexibility
- Expansive outdoor deck space
- Infinity plunge pool
- Ocean deck offers direct access to the Caribbean Sea
- Offered fully furnished



Positioned right at the water's edge with zero setback, Ocean Villa 2 is a luxury ocean front property unlike any other across the Caribbean. This three-bedroom, developer-designed home owns a staggering 120 feet of ocean frontage, meaning each and every living space has an uninterrupted sea view. Floor to ceiling glass doors and windows frame endless ocean views and open up onto an expansive overwater deck and sparkling infinity swimming pool

## MoneyPenny

**Price:** \$3.75M  
**Size:** 1,401 sq.ft.  
**Beds:** 2

### Highlights:

- 2 full and 1 half bathroom
- Bay and ocean views
- 2 king suites
- Soaking tub in master suite
- Owners lock off closet
- Plunge pool
- Expansive deck for dining and lounging
- Walking distance to marina and village



A beautifully appointed, turnkey villa with 180-degree ocean and neighbouring island views! Perfect in its positioning, this two-bedroom private island villa offers effortless access to the community's vibrant Marina Village with its boutique shopping and al fresco dining, as well as the privacy and peace afforded by its elevated, cul-de-sac location.

## The Beach House

**Price:** \$19.5M  
**Size:** 5,807 sq.ft.  
**Beds:** 6

### Highlights:

- 6.5 bathrooms
- Grand atrium entry
- 2 primary suites
- Infinity pool
- Fire pit
- Beachfront

One of the premier pieces of real estate in Virgin Gorda is this striking six-bedroom beachfront villa. Allowing you to escape in style while being mere steps from the sparkling waters of the Caribbean Sea, The Beach House has everything you desire in a luxury home. From the grand atrium entrance with a reflection pool to the chic interior living space including a gourmet kitchen and private study, The Beach House embodies all the easygoing ambiance that every oceanfront home should, while elegantly evading the clichés.



## Homesite: EL12

**Price:** \$29.5M  
**Size:** 27.82 acres

### Highlights:

- 360-degree ocean views
- Ideal for multiple dwellings
- Incredible sunrises and sunsets
- Extreme privacy
- Gentle topography allows for easy construction



Hidden amongst the island's undulating hills, this community's summit estate lots maximize privacy and provide the perfect platform for bold, breathtaking living spaces. Estate Home Site 12 is magnificent, spanning nearly 28 acres with 360-degree views of untouched reef, Caribbean Sea, neighbouring islands and the entire community. This exceptional piece of real estate is boundless in its views and unrivaled in its seclusion. Able to accommodate several separate compounds, it is ideally suited to a multi-generational family who values quality time together and absolute privacy. Estate Home Site 12 is situated at the highest point of the development, and features gentle slopes and flat terrain for creating your masterpiece. Watch the sun rise over the heart of the bay and breathtaking point beyond, and set over the deep blue waters of the coveted North Sound. Enjoy effortless access to first-class amenities just moments away from your exclusive private island retreat. It's luxury island living at its absolute best.



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**GAGGENAU**



# YOU SHOULD HIRE A PROPERTY MANAGER

*this Winter*

## HERE'S WHY:

Even with a contacts list full of professionals on call, you can't always be sure you'll be able to handle an emergency quickly while your cottage is closed for the winter. But it's the property manager's job to stay on top of it, leaving you worry-free clear through to spring.

By Jake Goselin, Owner, Bespoke Property Management

There's a pivotal point in August where the warm nights shift to cool, and everyone starts to realize that we're closer to the beginning of fall than to mid-summer. The daytime temperatures no longer close in on 30 degrees, and the nighttime temperatures fall below ten. For people in Muskoka, it's a gradual but noticeable change: campfire blankets come out of the box, you pull on a sweater when boating, and a drop in the water temperature keeps everyone but the children out of the lake.

That's the point when we need to not only start talking about the inevitable return to school, but the seemingly more mundane task of preparing our properties for winter. For some people, the task of closing the property may seem daunting; for others, like our team at Bespoke Property Management, it's routine. The task list for each of our properties may be long, but when properly executed, it's satisfying to watch it come together.

It starts by ensuring your relationships with the various service personnel who help care for your property are up to date and in order. This includes subtrades like snow removal, HVAC technicians, plumbers, marinas, irrigation experts, spa technicians and electricians; each of these trades plays a critical role in preparing your property for winter.

HERE’S A RUNDOWN OF THE ROLE THAT A FEW OF THESE IMPORTANT PROFESSIONALS PLAY WHEN IT COMES TO TAKING CARE OF YOUR PROPERTY:



**ELECTRICIAN:** They will service the generator to ensure that when needed, it will fire up and remain on for the duration of a power outage. Anything from a mouse nest to no propane to a fallen tree could impact your generator, so it’s crucial to service it semi-annually and inspect often.



**ARBORIST:** Scheduling a summer or fall walk-through of your property will ensure any diseased or dying trees or limbs are removed prior to a heavy snowfall or strong windstorm that could cause them to fall and create significant, avoidable damage.



**PLUMBER:** Ensuring all exterior plumbing, like outdoor showers and outbuildings, are fully winterized is crucial. The plumber’s expertise means peace of mind when the temperatures drop.



**HVAC TECHNICIAN:** A full service of your HVAC system will ensure it will function properly as temperatures fall below minus 20. And it’s more than just temperature at stake: if the HVAC system doesn’t work properly, it can lead to a drop in humidity, causing wood to dry out and crack, or worse, lead to freezing and broken pipes that cause flooding.



IT IS IMPORTANT THAT PROPERTY MANAGERS STAY IN THEIR LANE; SKILLED TRADES ARE LICENSED AND INSURED FOR A REASON, AND THEIR EXPERIENCE FAR EXCEEDS OURS.

the owner. We stage bubblers in the fall, simply because it’s more pleasant to do so than waiting until the cold weather. We always display an Open Water sign where a bubbler is in operation, along with the MLA-recommended blue light. Each bubbler has a timer, which makes it an important part of a weekly property inspection. The timer and height of the bubbler change a few times each winter as the temperature and water level drop.

There’s still an old-school way of thinking when it comes to property management in Muskoka, and our team is doing our best to change that. For years, property managers have always been seen as the “jack-of-all-trades[men]” who could do all those needed winter chores themselves, from changing water filters to winterizing boats and cutting trees. At many points in my career, I’ve wished I knew how to do those things! However, as my father always said, “I don’t need to know how to do everything myself; I just have to know whom to call.” And, he might have added, to be on a solid basis with them so they will respond rapidly when necessary.



Once the cottage is left to go vacant for long periods of time in the fall, I always recommend going through your boathouse as well, and removing all fabric or paper items – towels, cushions, toilet paper, PFDs, etc., boxing them up securely and storing them in the cottage. Because the boathouse is more open than the cottage, mice are prone to wandering in and out, and we don’t want to invite them in with nice cozy nesting materials (or potential homes)! Also, since there is no humidity control in a boathouse over winter, materials like these are prone to damage from mould, as condensation builds and drops throughout the season from temperature changes, rain and bubbler use.

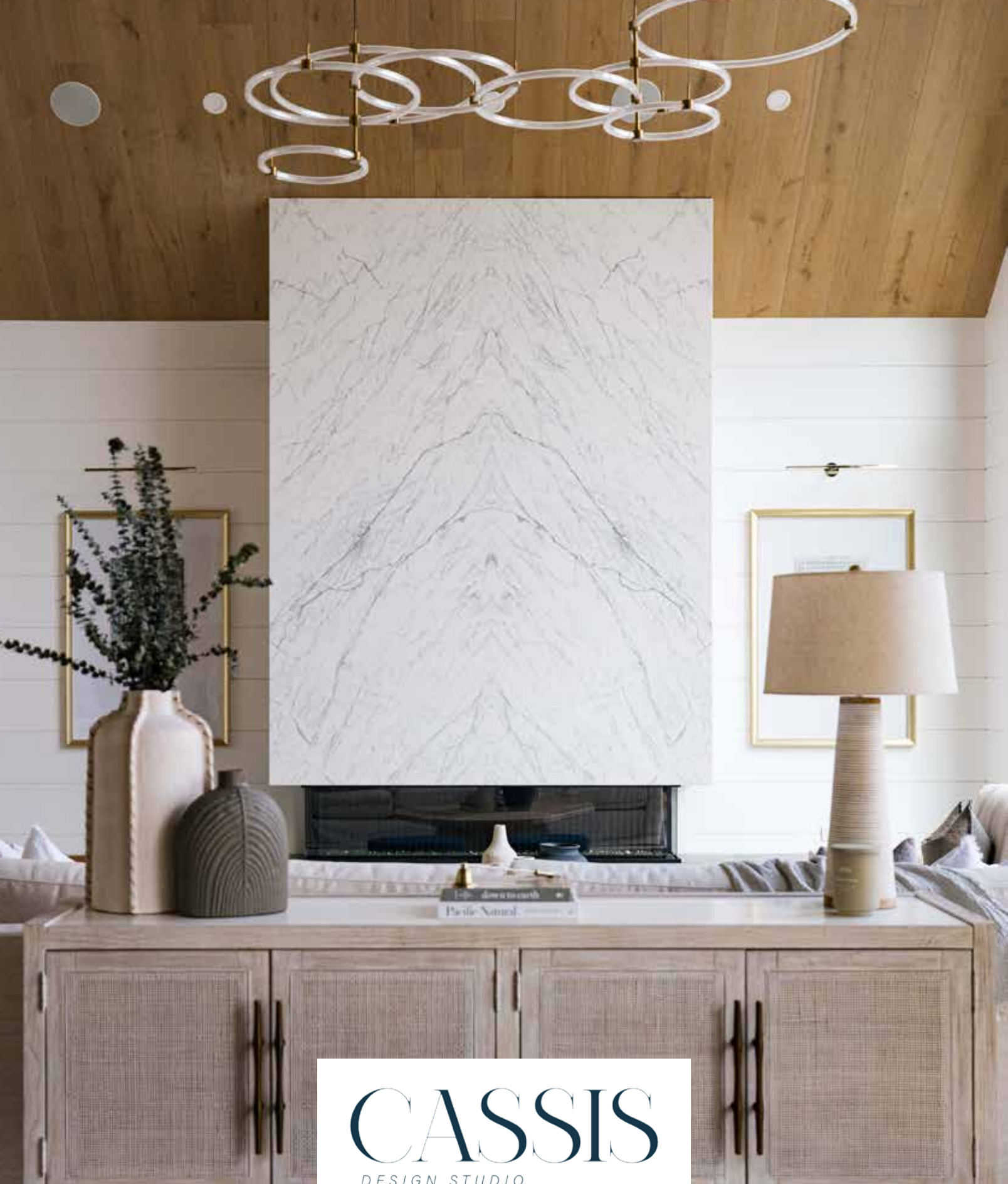
While you, or your property manager, are removing fabric items from your boathouse, I’d recommend you remove all liquids as well: alcoholic beverages, pop, cleaning chemicals, water, etc., including the contents of fridges. Fridges are designed to cool, not heat, so when the temperatures drop below zero outside the fridge, everything inside does as well. As a rule of thumb, this is the point where we also remove anything that has water running through it, like specialty coffee makers, wine dispensers, etc.

An obvious but very necessary part of your fall shutdown is putting away outdoor furniture and cleaning and shutting down outdoor kitchens and barbecues. Now is also the time to make any necessary preparations for the installation of dock bubblers, thaw-lines or Bubbler Buddys around your dock and shoreline, if you use them. Around any winter dinner party or event, you can always find controversy surrounding the use of bubblers. We bubble every property, unless specifically directed not to by



Actually, it is important that property managers stay in their lane; skilled trades are licensed and insured for a reason, and their experience far exceeds ours. I wouldn’t walk into a surgical room because I have Standard First Aid training and begin assisting with an operation. By the same token, neither would I start fiddling with HVAC or plumbing equipment: the risk and liability is too great.

Utilizing a professional property manager like Bespoke Property Management ensures everything is prepared and maintained for what is probably your most valuable asset after your principal residence. Our job is to take the worry out of caring for your Muskoka property right through the off-season – giving you the peace of mind to enjoy your winter wherever and however you choose, right through to next spring and beyond.



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*Muskoka*

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**\$250,000**

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OPEN SOUTH FACING VIEWS WITH 152 FT. FRONTAGE, 720 SQ.FT., 2 BEDS, 1 BATH, AND BONUS LOFT AREA - GEORGIAN BAY **\$679,900**



OWN YOUR PRIVATE BEACH TODAY! 137 FT. FRONTAGE, SOUTH/WEST EXPOSURE, 3 BEDS, 1 BATH - SKELETON LAKE **\$1,349,500**



A TURN-KEY OPPORTUNITY, 1,437 SQ.FT., 2 BEDS, 3 BATHS, RIGHT IN CENTRAL TOWN - BRACEBRIDGE **\$819,000**



A LARGE PRIVATE FAMILY OASIS! 960 FT. FRONTAGE, 5.51 ACRES, 2,867 SQ.FT., NORTH/WEST EXPOSURE, 6 BEDS, 4 BATHS - GEORGIAN BAY **\$1,449,000**



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1,870 FT. FRONTAGE, 2.80 ACRES, 1,600 SQ.FT., 5 BEDS, 2 BATHS - GEORGIAN BAY



\$1,499,000



WESTERN EXPOSURE, 2,700 SQ.FT., 3 BEDS, 2 BATHS - BRANDY LAKE



\$1,799,900



ESCAPE THE HUSTLE AND BUSTLE WITH 188 FT. FRONTAGE, 1,450 SQ.FT., 4 BEDS, 2 BATHS - LAKE OF BAYS

\$1,599,000



EXPANSIVE PRIVACY WITH BIG VIEWS, 242 FT. FRONTAGE, 2,208 SQ.FT., 4 BEDS, 2.5 BATHS - KAH SHE LAKE

\$1,800,000



ROOM TO GROW WITH 220 FT. FRONTAGE, 1,400 SQ.FT., 3 BEDS, 2 BATHS - LAKE OF BAYS

\$2,195,000



Proposed Renovation



EXCEPTIONAL LONG LAKE VIEWS, 180 FT. FRONTAGE, 1.28 ACRES, 2,033 SQ.FT., 3 BEDS, 3 BATHS - GEORGIAN BAY

\$2,250,000



OVERLOOK BREATHTAKING GEORGIAN BAY AT THIS NEWLY RENOVATED PROPERTY, 3.51 ACRES, 3,000 SQ.FT., 3 BEDS, 2 BATHS - GEORGIAN BAY

\$2,250,000

RARE OFFERING OF UNTOUCHED WATERFRONT WITH 310 FT. FRONTAGE, 3.01 ACRES - LAKE MUSKOKA

\$2,295,000



ENTERTAINMENT AT YOUR FINGERTIPS, 3,200 SQ.FT., 4 BEDS, 4 BATHS - LAKE COUCHICING

\$2,490,000



A UNIQUE BUILD WITH EXCEPTIONAL LOCATION! 243 FT. FRONTAGE, 3.99 ACRES, 4,884 SQ.FT., WEST EXPOSURES, 4+1 BEDS, 3+1 BATHS - MUSKOKA RIVER

\$2,895,000



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305 FT. FRONTAGE, 5.5 ACRES, WESTERN EXPOSURE, READY BUILDING LOT - PENINSULA LAKE

\$2,695,000



CALLING ALL INVESTORS & GOLF AFICIONADOS, APPROXIMATELY 1/2 MILE OF SHORELINE AND 40 ACRES 9 HOLE EXECUTIVE GOLF COURSE - WAWASHKESH LAKE

\$2,990,000





INTRODUCING PORT & STARBOARD, 2 NEW MODERN CABINS WITH OPPORTUNITY TO BUILD DREAM COTTAGE  
2,833 SQ.FT., 350 FT. FRONTAGE, 3.75 ACRES, 5 BEDS, 4.5 BATHS - LAKE OF BAYS

\$3,150,000



MODERN BEACH ON THE BAY, 688.98 FT. FRONTAGE, 4.84 ACRES, 2,468 SQ.FT., 4 BEDS, 3 BATHS - GEORGIAN BAY

\$3,250,000



1,587 FT. FRONTAGE, 4 ACRES, AAA PROPERTY ON PRISTINE - LAKE OF BAYS

\$3,195,000



A HIDDEN GEM RIGHT IN THE HUB OF HUNTSVILLE, 208 FT. FRONTAGE, 1.67 ACRES, 2,585 SQ.FT., 5 BEDS, 4.5 BATHS - FAIRY LAKE

\$3,399,000





NEWLY BUILT CHALET, 270 FT. FRONTAGE, 2 ACRES, 3,427 SQ.FT., 5 BEDS, 4 BATHS - SILVER LAKE

**\$3,595,000**



YOUR NEW BUILD ESCAPE! 215 FT. FRONTAGE, 3.10 ACRES, 4,800 SQ.FT., SOUTH/WEST EXPOSURE, 5+2 BEDS, 4 BATHS - LAKE OF BAYS

**\$3,995,000**



BIG SOUTH WEST VIEWS, 3,550 SQ.FT., 5 BEDS, 5 BATHS - LAKE ROSSEAU

**\$3,990,000**



PRIVATE FALLS, SOUTH/WEST EXPOSURE, 306 FT. FRONTAGE, 1.3 ACRES, 3,445 SQ.FT., 5+2 BEDS, 4+1 BATHS - LAKE ROSSEAU

**\$4,295,000**





SOLD

BIG ISLAND: \$1,495,000



SOLD

BEAVER LAKE: \$1,599,999



SOLD

PENINSULA LAKE: \$1,699,000



SOLD

ACTON ISLAND: \$3,795,000



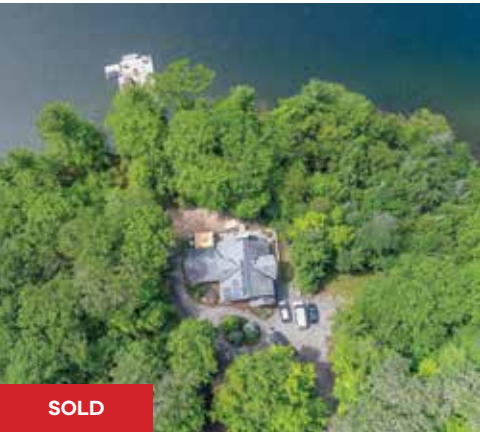
SOLD

LAKE OF BAYS: \$3,995,000



SOLD

LAKE OF BAYS: \$3,998,000



SOLD

TROUT LAKE: \$1,950,000



SOLD

MULDREW LAKE: \$1,990,000



SOLD

THREE MILE LAKE: \$1,999,900



SOLD

DAWSON ROAD: \$4,495,000



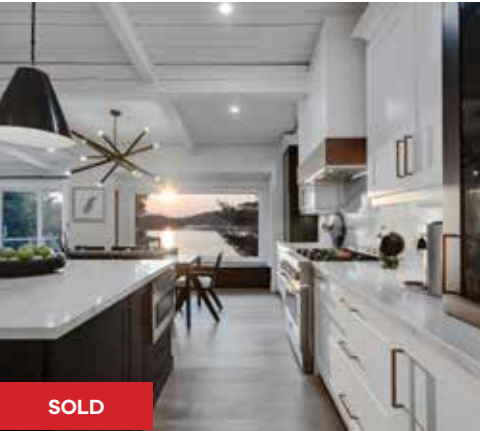
SOLD

LAKE OF BAYS: \$4,995,000



SOLD

GEORGIAN BAY: \$5,995,000



SOLD

WEST POINT SANDS: \$2,375,000



SOLD

BASS LAKE: \$2,495,000



SOLD

SPARROW LAKE: \$2,495,000



SOLD

LAKE ROSSEAU: \$6,495,000



SOLD

LAKE JOSEPH: \$6,999,000



SOLD

LAKE JOSEPH: \$10,995,000



SOLD

LAKE JOSEPH: \$2,549,000



SOLD

LAKE OF BAYS: \$2,695,000



SOLD

LAKE ROSSEAU: \$2,999,999



SOLD

LAKE ROSSEAU: \$11,950,000



SOLD

LAKE JOSEPH: \$13,995,000



SOLD

LAKE JOSEPH: \$14,450,000



LOCATION!! 48+ ACRES OF PRIME COMMERCIAL PROPERTY W/ ADDITIONAL RESIDENTIAL ZONING – PORT CARLING

**\$4,490,000**



AN EXTRAORDINARY LAKEFRONT SANCTUARY WITH 260 FT. FRONTAGE, 1.54 ACRES, 4,423 SQ.FT., 5 BEDS, 3.5 BATHS – LAKE OF BAYS

**\$4,699,900**



GREAT LOCATION AND DOTTED VIEWS, NORTHWEST EXPOSURE, 250 FT. FRONTAGE, 1.64 ACRES, 3 BEDS, 4 BATHS – LAKE MUSKOKA

**\$4,675,000**

4 INDIVIDUAL LOTS OR ENTIRE ISLAND EQUALLING 3,123 FT. FRONTAGE, 2760 ACRES – GEORGIAN BAY

**\$999,000 - \$4,995,000**



PRIVATE ESTATE, 576 FT. FRONTAGE, 23.5 ACRES, 7,200 SQ.FT., 7 BEDS, 8 BATHS - LITTLE LAKE MUSKOKA

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CONTEMPORARY MASTERPIECE OFFERING 180 FT. FRONTAGE, 4,037 SQ.FT., 5 BEDS, 2.5 BATHS - GLOUCESTER POOL

\$5,695,000



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CRAFTSMANSHIP, 200 FT. FRONTAGE, 4.16 ACRES, 4 BEDS, 2.5 BATHS - LAKE MUSKOKA

\$5,195,000



CENTER STAGE, 5,000 SQ.FT., 6 BEDS, 6 BATHS, RIGHT IN THE HEART OF THE MAIN THREE - LAKE ROSSEAU

\$5,995,000





AMAZING SOUTH/WEST VIEWS OVERLOOKING GEORGIAN BAY! 682 FT. FRONTAGE, 3.8 ACRES, 8,000 SQ.FT., 7+2 BEDS, 4+1 BATHS - GEORGIAN BAY **\$7,995,000**



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YOUR PRIVATE RESORT, ALL DAY SUN AT POOL & BOATHOUSE, 300 FT. FRONTAGE, 6 ACRES, 7,490 SQ.FT., 6+3 BEDS, 7+1 BATHS - LAKE JOSEPH **\$18,490,000**



AN OPPORTUNITY OF A LIFETIME TO BE THE ONLY RESIDENT ON THE LAKE! 8,000 FT. FRONTAGE AND 70 ACRES, ALSO OFFERING A SEPARATELY DEEDED SOUTH-FACING LOT ON KAH SHE LAKE WITH A COTTAGE - LITTLE KAH SHE LAKE

19,999,000

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THE ULTIMATE COMPOUND, 2,308 FT. FRONTAGE, 9,700 SQ.FT., 2.9 ACRES, 9 BEDS, 8 BATHS, 2 BOATHOUSES & 5 SEPARATE BUILDINGS - LAKE JOSEPH **\$24,750,000**

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**A**s a Canadian taxpayer, staying informed about changes in tax laws is crucial to safeguard your financial well-being. The recent capital gain tax changes introduced by the Canada Revenue Agency (CRA) have left many individuals seeking clarity and strategies to navigate the new landscape. In times like these, consulting with a knowledgeable lawyer can provide you with valuable insights and solutions to mitigate any potential pitfalls.

As a boutique law firm in "cottage country" we often explore different tax and estate planning tools to minimize your capital gain and estate administration tax exposures. When it comes to capital gains and estate administration tax, understanding the

intricacies is essential to make informed decisions regarding your investments. By seeking legal advice, you can proactively assess your current holdings, explore tax-efficient strategies, and ensure compliance with the revised regulations.

In conclusion, consulting with a lawyer for advice on the recent capital gain changes made by the CRA is a prudent step towards securing your financial interests and ensuring compliance with the law. By partnering with a legal professional, you can gain a clear understanding of the implications of the new tax regulations, explore strategies to optimize your tax position, and mitigate potential risks. Investing in expert legal counsel today can lead to long-term financial benefits and peace of mind.

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# AN UNTOUCHED PARADISE

## BE THE ONLY RESIDENT ON LITTLE KAHSHE LAKE

Imagine a sanctuary where you are the sole resident, surrounded by the untouched beauty of Muskoka's natural landscape. This opportunity of a lifetime awaits you on Little Kahshe Lake, originally known as Lake Kahshe Shebogamog. This exclusive property, just under two hours from the Greater Toronto Area (GTA), offers unparalleled seclusion and tranquility, making it the perfect retreat from the hustle and bustle of city life.

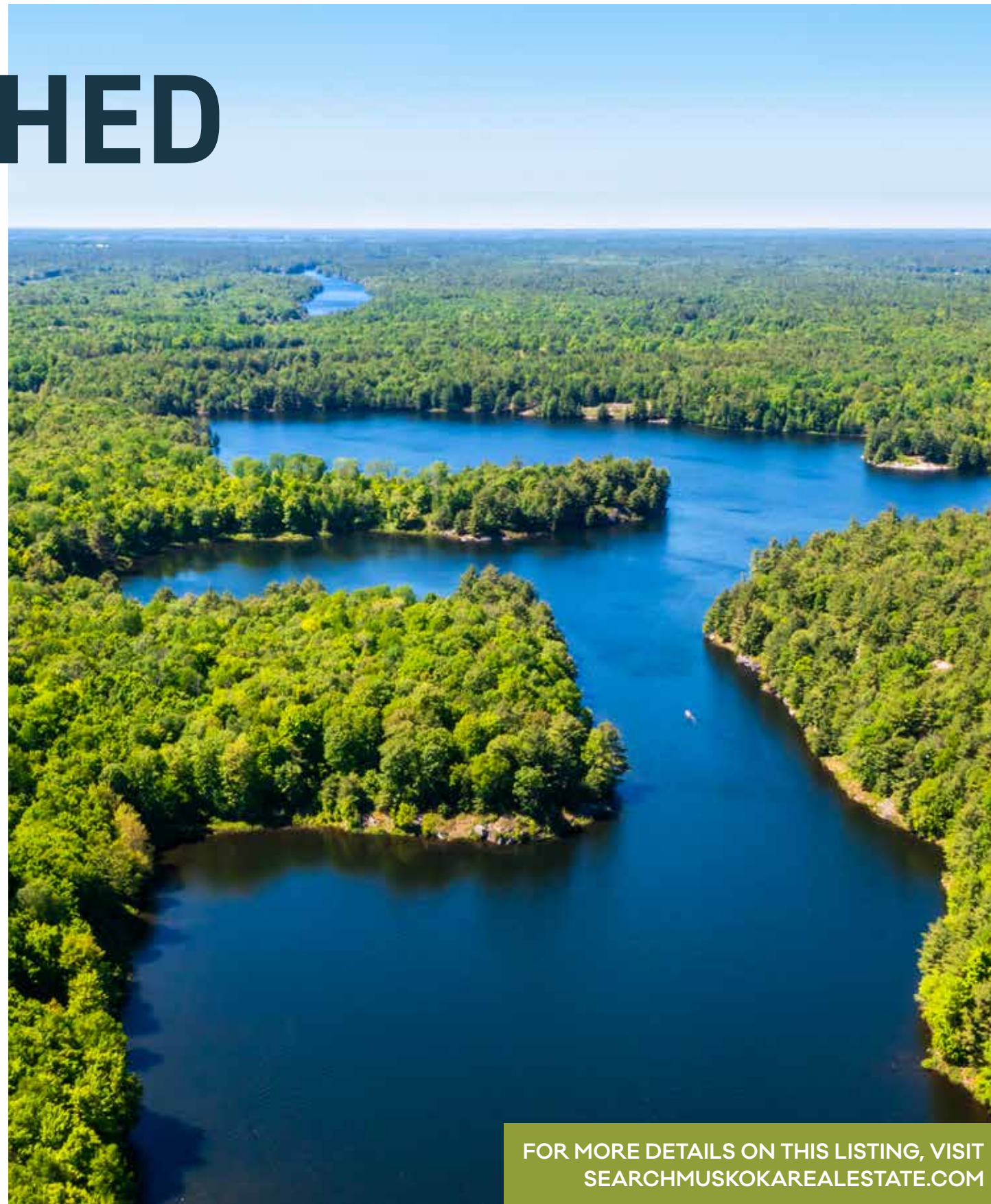
Little Kahshe Lake is a hidden gem that boasts incredibly beautiful granite shorelines, which encapsulate this pristine Muskoka lake. The rugged granite edges and towering tall pine trees create a picturesque setting that changes with the seasons, offering breathtaking views year-round. With water depths exceeding 50 feet in some parts, the lake is entirely undeveloped, preserving its natural beauty and providing a serene environment for you to envision and create your family masterpiece.



The combined property spans seven separately deeded lots, surrounded by thousands of acres of Crown conservation lands. This expansive setting not only ensures your privacy but also offers endless possibilities for development. Each family member can build their own cottage, making this the finest family lake compound in Muskoka. Alternatively, the lots could be considered for future severance, providing additional opportunities for investment.

One of the most enticing aspects of this property is its flexibility. Whether you dream of building your home on a point to capture perfect southwest sunsets or prefer a site facing the rugged shoreline to enjoy serene morning views while sipping your coffee, the choice is yours. The property's diverse terrain and numerous vantage points allow you to tailor the landscape to your vision, creating a unique and personal retreat.

**Little Kahshe Lake is a hidden gem that boasts incredibly beautiful granite shorelines, which encapsulate this pristine Muskoka lake.**



FOR MORE DETAILS ON THIS LISTING, VISIT  
[SEARCHMUSKOKAREALESTATE.COM](https://searchmuskokarealestate.com)

## Outdoor enthusiasts will find Little Kahshe Lake a haven for activities.

The clear, deep waters are perfect for fishing, boating, waterskiing, tubing, and surfing. The expansive shoreline invites exploration and adventure, whether you're casting a line from your dock or enjoying a leisurely boat ride. The lake's pristine condition ensures that every moment spent here is one of pure enjoyment and relaxation.

Adding to the allure of this remarkable property is a separately deeded waterfront property on nearby Kahshe Lake. This additional parcel includes a charming four-bedroom cottage with extremely private southern views. Just a short walk across a private road, this extra space expands your recreational options, allowing you to enjoy the larger lake whenever you desire. This added convenience means you can visit friends, cruise the bigger lake, or simply enjoy the change of scenery without sacrificing your privacy.

This property is more than just real estate; it's an opportunity to create a lasting legacy for your family. The untouched beauty and endless potential make it a rare find in the heart of Muskoka. Whether you envision a grand family compound or a private retreat to share with loved ones, this property offers the canvas upon which you can build your dreams.

Opportunities like this are fleeting. The chance to be the only cottage on a private lake in such a coveted location is truly unique. Don't miss the opportunity to start your family's next chapter in this breathtaking paradise. Contact us today to schedule a private boat tour and experience the magic of Little Kahshe Lake for yourself. Begin creating memories that will last a lifetime in your own piece of Muskoka heaven.



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*Oakville*

WEST GTA AND  
SURROUNDING AREAS



3,668 SQ.FT., 3+1 BEDS, 3+1 BATHS - MISSISSAUGA

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3,485 SQ.FT., 5 BEDS, 6 BATHS - OAKVILLE

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6,541 SQ.FT., 5 BEDS, 6 BATHS - MISSISSAUGA

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\$7,580,000





4,207 SQ. FT., 3 BEDS, 6 BATHS - MISSISSAUGA

\$13,980,000

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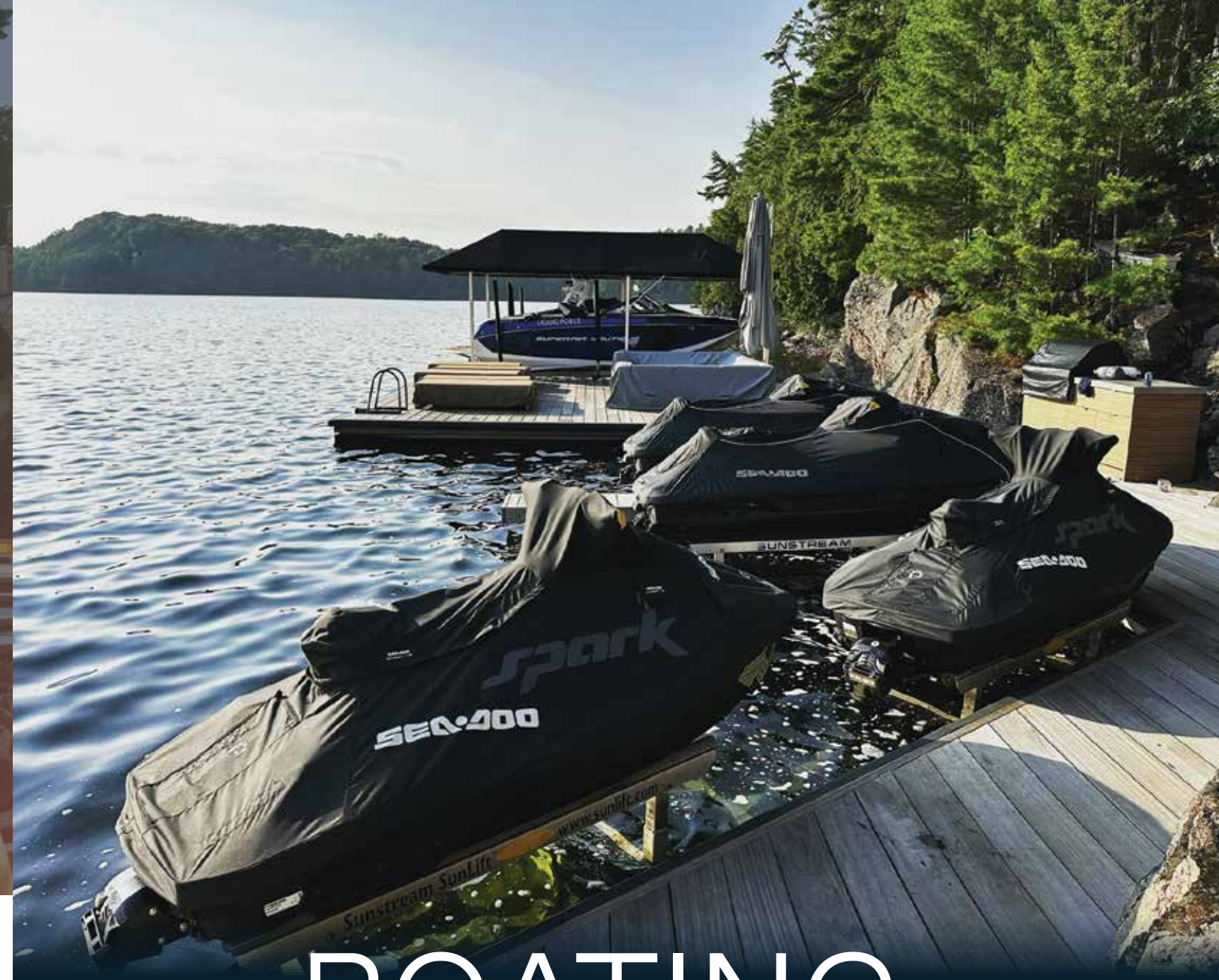
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# WHERE HAVE ALL THE LISTINGS GONE?

By Todd Adair



THE CREA'S NEW RULES REGARDING EXCLUSIVE LISTINGS HAVE MADE THESE SPECIAL PROPERTIES HARDER TO BUY AND TO SELL. BUT THAT DOESN'T MEAN THEY AREN'T STILL OUT THERE, IF YOU KNOW WHERE (AND HOW) TO FIND THEM.

The Canadian Real Estate Association's (CREA) new policy, effective January 2024, mandates that real estate agents can only advertise properties if they are listed on the Multiple Listing Service (MLS). This significant change has left many asking: where have all the exclusive listings gone?

Traditionally, exclusive listings – i.e., properties not listed on the MLS – offered a private selling option for homeowners with specific needs. These listings provided a discreet way for sellers to manage their transactions, whether for privacy, strategic financial reasons, or to avoid the disruptions of frequent showings. Homeowners facing a divorce might prefer to keep their affairs out of the public eye. High-profile individuals, such as celebrities, valued these listings for their privacy. Properties under construction also benefited from exclusive listings, allowing agents to control how these properties were presented to select buyers without public scrutiny.

Cayman Marshall currently has over \$200 million in exclusive listings along with our MLS listings (typically \$100M-\$200M). These properties, located on prestigious lakes like Lake Rosseau, Lake Joseph and Lake Muskoka, along with others in the Huntsville chain, were typically marketed through private channels. These included everything from vacant land to new development opportunities. Now, with CREA's new policy, Cayman Marshall can no longer publicly advertise these exclusive offerings; they are available only to those who reach out directly to our agents.

CREA's new rule has significantly shifted the market. Only properties listed on the MLS can be publicly advertised, leaving a gap for those who prefer the discretion of exclusive listings. Consequently, Cayman Marshall can no longer promote these listings through traditional advertising channels. Direct contact with our agents is now essential for anyone interested in these exclusive opportunities.

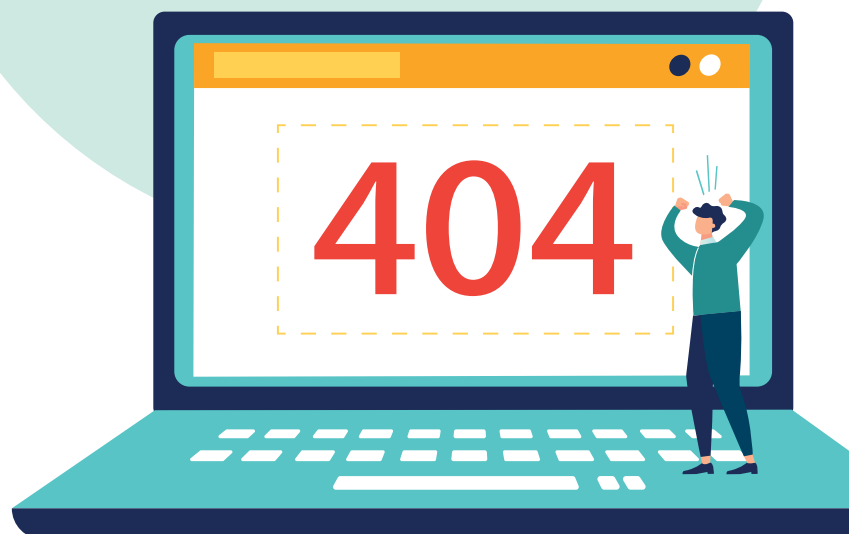
This policy change narrows the visible market to MLS-listed properties, altering the dynamics for both buyers and sellers. Buyers looking for exclusive opportunities must now engage more proactively with real estate professionals to discover these hidden gems. Sellers must navigate this new landscape to achieve their goals without the public visibility they previously relied on.

While the MLS centralizes property information and enhances transparency, it also limits the flexibility that exclusive listings once provided. For those buying or selling in today's real estate market, the key is to maintain close relationships with agents who can reveal opportunities not listed publicly.

"I challenge you to contact myself or my team and discover what we truly offer. Our portfolio of exclusive properties not available through any public advertising will surprise you." – Todd Adair



CAYMAN MARSHALL  
CURRENTLY HAS OVER  
**\$200 MILLION** IN EXCLUSIVE  
LISTINGS ALONG WITH OUR  
MLS LISTINGS.



Many might view this need for direct engagement with skepticism, thinking it's a gimmick. However, I challenge you to contact myself or my team and discover what we truly offer. Our portfolio of exclusive properties not available through any public advertising will surprise you. Working as a cohesive unit, our small team constantly communicates to stay updated on what's exclusively available within our office.

IF YOU'RE A FRUSTRATED BUYER, REACH  
OUT TO US – YOU'LL BE AMAZED AT THE  
EXCEPTIONAL PROPERTIES WE HAVE  
QUIETLY AVAILABLE.

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## CAYMAN MARSHALL ADVANTAGE

*"Become so skilled, so vigilant, so flat-out fantastic at what you do that your talent cannot be dismissed." – Oprah Winfrey*

When we opened the doors of Cayman Marshall International Realty Inc. as a small boutique brokerage firm to serve the Muskoka real estate market in 2012, we did so with the intention of redefining the level of service that clients could expect from our real estate professionals. Since then, we have grown into an impressive team of top-producing realtors and brokers, committed to ensuring our clients receive the highest level of service when buying or selling property in one of Canada's most sought-after luxury destinations.

We at Cayman Marshall have been entrusted with the most prestigious waterfront properties in Muskoka. As leaders in luxury and waterfront real estate, we have had record sales on many of Muskoka's finest lakes. With sales now surpassing the multi-billion-dollar mark, we've secured our position as a leader in luxury real estate. We also offer a complete selection of luxury cottage rental properties.

We have offices in Port Carling, Toronto, and our all-new location in Huntsville, which also serves the Lake of Bays area. Our in-house IT professionals have developed proprietary online tools and software, interactive and intuitive websites, lifestyle tours, stunning photography and an astonishing network of over 400 local and international referral partners, to ensure our clients' listings get the exposure they need to attract the most discerning local and international buyers.

We currently print eight issues of our Cayman Marshall magazine per year, with an annual distribution of 250,000. Each magazine is delivered to the front door of homes and cottages of high-net-worth clientele throughout Ontario.

We are proud to mention that the Cayman Marshall Port Carling brokerage was voted by a panel of international



The Cayman Marshall team celebrating 2018 sales in Montego Bay Jamaica.

judges to be the **"Best Real Estate Agency in Canada,"** two years in a row – a title that we cherish! Cayman Marshall was also named one of **"Canada's Fastest Growing Companies"** by Maclean's magazine for three years (2018, 2019 & 2022). We have also been named one of Canada's fastest growing companies by the Globe and Mail. We expect to keep our title as the disrupter in luxury real estate.

Founded on the principles of teamwork, service and value, Cayman Marshall is the best advantage for buyers and sellers alike in Ontario. If you're looking for a real estate solution that's undeniably different, please reach out to myself or one of my teammates and start experiencing the advantage!

*Todd Adair*

Todd Adair

MEET THE TEAM...



**TODD ADAIR\***  
*President/Sales Representative*

Todd became the President of Cayman Marshall International Realty in 2012. He then became the majority shareholder and purchased the entire company. In Todd's downtime, you will find him buying, building, or renovating his real estate projects, on the water wakeboarding and kite surfing, or hacking up the fairways of a local golf course. However, Todd's most important job is being a father to his two children.



**MIKE ARNOLD\***  
*Sales Representative*

With 25 years' experience in sales and marketing, joining the Cayman Marshall team was a great fit for Michael. His "customer first" dedication to his clients has always resulted in successful long-term relationships. With a passion for boating and water sports, Michael looks forward to enjoying all that the Muskoka Lakes has to offer.



**BRODIE BEVAN\***  
*Sales Representative Oakville/Mississauga*

Brodie is a true Oakville native from River Oaks. She is deeply connected to her community and committed to excellent customer service. Brodie is a mom of two vibrant kids, spending most of her time chasing after them, but also enjoys time with friends, and is learning to golf—wish her luck! Excited to be a part of Cayman Marshall, Brodie is ready to guide clients through the real estate market with confidence and ease.



**HELENA BRATINA\***  
*Sales Representative Oakville/Mississauga*

Originally a native of Slovenia, Helena has worked alongside Donna and been a Lorne Park neighbour for many years. Donna credits Helena's unique talents, not only as an agent but also as a stylist, as an integral component of the team's sales success, along with her prominence in this close-knit community – husband Vittorio's hair salon is extremely popular with local customers. "It's so exciting to join CM, with all the tools they have to help us and our clients succeed," she says.



**CAT BROWN\***  
*Sales Representative*

Growing up in Waterloo, Cat was fortunate enough to spend all of her summers at her family cottage on Lake of Bays. Cayman Marshall sought after Cat for her enthusiastic, positive attitude and Cat is now thrilled to be building a career in Sales with the Cayman Marshall Team.



**NEIL BROWN**  
*Vice President of Sales & Marketing/Sales Representative*

Neil gravitated to the shorelines of Muskoka in 2000 pursuing a passion for watersports. His background as an athlete and affinity for coaching lead to a successful 20-year career in the luxury boat industry, where he was able to gain a deep understanding of the Muskoka cottage lifestyle. "Working with Todd and his team as clients over the years, I knew I had to be part of Cayman Marshall's unique approach and culture."



**DONNA GRAY\*\***  
*Broker Oakville/Mississauga*

Launching CM's west GTA office and taking the reins of the South edition of the magazine is a natural for Donna: She began her career in media sales, while always enjoying a life around horses, Great Danes and fitness. Donna lived in Calgary and Chicago, before she and her husband settled in Lorne Park to raise a family. Seventeen years ago, she became a successful real estate agent, specializing in luxury homes.



**STEVE HADDOCK\***  
*Sales Representative*

Steve is a strong relationship builder, honest and dedicated to Customer Service. This combined with his intimate knowledge of Muskoka lakes and area has made him a consistent top producer. Steve is an avid cyclist and golfer and maintains residences in Toronto and Muskoka and ties to both communities. His mantra and favourite quote is to "get up, dress up, show up, and never give up".



**OLIVIA LAY**  
*Media Team*

Olivia is a truly global soul who has woven her life across three countries –Australia, Hong Kong, and Canada. Though originally born in Australia, she has joyfully embraced Muskoka as her home. Olivia's worldly journey, immersed in diverse traditions, cultures, and languages, has enabled her to appreciate and understand the rich tapestry of life's myriad experiences, along with a keen interest in real estate. She's thrilled to be a part of the Cayman Marshall team.



**TJ LECLAIR**  
*Media Team*

T.J. grew up spending his summers at his cottage on Lake Muskoka, nurturing his love for the outdoors. With over half his life in real estate photography, including five years on the California coast, he knew Muskoka was home. Raised with a successful broker father, real estate is in T.J.'s blood, but his passion lies in artistry. T.J. is excited to bring his vision and expertise to the Cayman Marshall team.



**JEFF LIDDLE\***  
*Sales Representative*

Jeff entered into real estate in 2008 facing a down market and a recession. Overcoming the odds, Jeff has now become a "top producer" in his industry. Working and living in Muskoka comes with a deep appreciation; it is this appreciation that Jeff portrays to his clients every day.



**KRISTIN McCREA**  
*Office Manager/Personal Assistant to Todd Adair*

Kristin and her family enjoy calling Muskoka home. In 2015 Kristin began her career with Cayman Marshall and has been lucky to work alongside some of the most talented agents in the business. During her spare time you can find Kristin and her family experiencing all the outdoor activities that Muskoka has to offer.



**CHARLIE-ANN MCNAIR\***  
*Sales Representative*

Charlie made the move over 8 years ago to beautiful Muskoka where she spent time growing up on the lake and always wanting to make Muskoka part of her roots and pursue her career. With many years of experience in customer service and relations, Charlie is determined and focused on customers and the team members of Cayman Marshall, making her a great addition and asset to our team.



**CLAIRE PARKINSON\*\***  
*Broker*

Born and raised in Muskoka, Claire developed a passion for real estate at a young age through her Father's timber frame and log home company. Having been in the industry since 2016, she has gathered knowledge and appreciation for roles within the business from administration, home staging, working with buyers and sellers, to now assisting the team at Cayman Marshall.



**MEREDITH PARSONS**  
*Designer*

Meredith was born and raised in Mississauga and spent her summers as a child exploring Muskoka. Meredith developed a love for architecture and design at a young age and was able to turn her passion into a career after completing her education in Interior Design at Ryerson University. With over 5 years of experience in the design industry, Meredith is developing her craft while creating beautiful and timeless interiors.



**MARK PAYNE\***  
*Sales Representative*

Mark Payne is a passionate sales representative here at Cayman Marshall. Mark comes to the real estate world after selling an award-winning marina on Georgian Bay which he owned for 25 plus years. Mark has a passion for customer excellence in which is one of the main things he attitudes his success to. Mark both lives and cottages in the Parry Sound/Pointe au Baril area where he enjoys boating and cottage time with his wife and daughter.



**SARAH POUNTNEY\***  
*Sales Representative*

Sarah was born and raised just North of Muskoka. She enjoys the outdoors on the lakes of Muskoka, and islands of Georgian Bay. Sarah is passionate about travel. She has just returned home from Turks and Caicos Islands where she worked in Private International Banking. With over thirteen years of experience in customer relationship building, she is an excellent addition to the Cayman Marshall Team.



**RAIN ZHANG\*\***  
*CCIM, Broker Toronto*

Rain is an engaging professional with a blithe spirit. She successfully integrates her business acumen into strategies at the negotiating table. Rain is the only broker in central Canada to acquire the CCIM designation in 2022. She has owned brokerages along with staging companies. Her knowledge in luxury and commercial real estate, finance, and asset management, along with domestic and international connections, make her a valuable asset.



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