



Address	3688 ISLAND 1810/BONE Island	565 FRANK MILLER MEMORIAL ROU	1139 GLENMOUNT Road
MLS®#	40141881	40140620	40140180
Status	Pending	Pending	Pending
Original List Price	\$1,699,000	\$299,000	\$2,495,000
List Price/List Date	\$1,699,000 / 07/14/2021	\$299,000 / 07/10/2021	\$2,495,000 / 07/12/2021
Sold Date	07/16/2021	07/14/2021	07/17/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Georgian Bay	Gravenhurst	Lake of Bays
Style	Bungalow	Multi-Level Split	Bungalow
Sewage	Septic	Septic	Septic
Water	Bay/Lake/River	Municipal/--	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Georgian Bay	Gravenhurst	Ridout
Year Built	1983		1970
DOM	2	4	5
Basement	None	Fully Finished, Partial Basement	Unfinished, Crawl Space
Beds Total	3	2	3
Bath Total	3	1	2
Garage	0		1
Acres Total	5-9.99	< 0.5	0.50-1.99
Lot Front/Depth	635.00 /	69.00 /	216.00 / 195.00
Sqft AG/Total	1,760	650	2,400
Sqft Total	1,760	650	2,400
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Georgian Bay		Lake of Bays
Remarks	Spectacular 6.9 acre "tree top" cottage on beautiful Bone Island with 635 Ft of "Group of Seven" shoreline. An immaculately maintained and beautifully finished 3 bedroom cottage adorns a beautiful rocky shore. Among the features are...Wrap around deck for all day sun , 250 degree waterfront views, Steps to a private exercise gazebo, Built in hot tub and large awning for shade, Surrounded by edge lit glass railings, A few steps down to a private guest cottage , Massive fixed and floating docks for multiple boats in sheltered deep water, Amazing swimming. A storage building for lakeside toys and a separate workshop. Take the stairs or ride the "hassle free" inclinator to the cottage!	Cozy, recently updated starter home in Gravenhurst. Walking distance to nearby public beach on Lake Muskoka, tennis courts and baseball diamond, as well as the Muskoka Wharf, local shops and restaurants and the popular Gravenhurst Farmers market. This cute as a button home features 2 bedrooms, 1 bath. The updated kitchen has a functional design and stainless steel appliances. Laundry is located on the lower level. The home is bright and airy with lots of natural light.	Glorious on Glenmount! This Lakehouse has a AAA location along the south shore of Lake of Bays. Close to the GTA and a short walk to Lake of Bays Sailing and Tennis Club. The cottage has 3 bedrooms and 2 sleeping bunks for the kids, outdoor shower and a super sized Muskoka room. A chefs kitchen and cozy living room with handsome stone fireplace complete the picture. The lot is level and the shoreline is rippled hard packed sand with protected beach and deeper water at the end of the dock. This offering is built for family of all ages. The views are forever down Lake of Bays and the sense of community second to none. The new owner for this property has the option to skip the long wait list and purchase a Bigwin Island Gold Membership which is a short boat ride away to enjoy this season.



Address	1029 REG SCHELL Road #2	17 STEPHEN RD Road	SAND HILL Road
MLS®#	40139550	40139370	40139020
Status	Pending	Pending	Pending
Original List Price	\$799,000	\$925,000	\$289,000
List Price/List Date	\$799,000 / 07/08/2021	\$925,000 / 07/08/2021	\$289,000 / 07/07/2021
Sold Date	07/14/2021	07/15/2021	07/10/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Gravenhurst	Muskoka Lakes	Joly
Style	Bungalow	Bungalow Raised	
Sewage	Septic	Septic	None
Water	Lake/Lake/River	River/Lake/River	--/River
Heating			
Sub Dist/Loc Area	Morrison	Watt	Joly
Year Built		1956	
DOM	6	7	3
Basement	Unfinished, Crawl Space	279 Square Feet, Exposed Rock, Walk-Out, Partially Finished, Partial Basement	
Beds Total	4	2	
Bath Total	1	1	
Garage		3	
Acres Total	0.50–1.99	2-4.99	10-24.99
Lot Front/Depth	216.34 /	130.00 / 0.00	/
Sqft AG/Total	1,046	911	
Sqft Total	1,046	1,190	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Muldrew Lake	Indian River	South River
Remarks	Tucked away in a quiet bay on Muldrew Lake you will find hidden in the trees this 4 bedroom cottage that can be yours to enjoy this Summer. Solidly built on a piece of Muskoka granite you will have everything you need to enjoy your Summer on Muldrew Lake with ample decking to follow the sun throughout the day, good size kitchen, sunroom with double sliders to the deck, bunk beds for the kids, and much sought after privacy from neighbours. This cottage is located on a private road that has been maintained for year round use and comes fully furnished, right down to the dishes in the cupboards. Outside you will find a storage shed that can also double as a Bunkie. The cottage is solid as a rock but unfortunately time has not been kind to the stairs down to the water and they will need to be rebuilt. This property offers a great opportunity to get onto one of Muskoka 's most popular lakes and yes, the boat and canoes are included too.	Welcome to 17 Stephen Road in beautiful Port Carling. Situated on just over 2 acres, this beautiful family retreat is located on the Indian River and withing walking distance to all the amenities of Port Carling. Featuring 2 bedrooms, a full bathroom, and a spacious living room overlooking the water and a private covered dock, this rare Muskoka paradise is sure to become your favourite holiday destination. Fully winterized, this magnificent property also offers two detached garages for the storage of all your toys!	Beautiful waterfront lot with sand beach on municipally maintained year-round road in Joly Township. Imagine your own private beach and 23 acres of mixed bush to call your own. Spectacular 950'+ frontage with both northern and eastern exposure on the South River. Build your dream waterfront home or cottage on this private lot with low taxes. Gently sloping landscape with a majestic cover of mixed hardwood and conifers for extra privacy. Natural shoreline with sandy bottom, perfect for swimming and deep enough for launching your boat. Take your friends and family for a boat ride, cast a line and enjoy some of the best fishing in the area, or go off-roading on the surrounding country roads and trails. Your very own slice of paradise awaits. Only 3 hours North of Toronto. Take advantage of this rare opportunity to own a large waterfront lot!



Address	1069 SUGAR MAPLE Lane	1117 GILLEACH LAKE Road	145 MOORE POINT Road
MLS®#	40138071	40137671	40137448
Status	Pending	Pending	Pending
Original List Price	\$1,299,900	\$380,000	\$1,649,900
List Price/List Date	\$1,299,900 / 07/06/2021	\$380,000 / 07/07/2021	\$1,649,900 / 07/14/2021
Sold Date	07/12/2021	07/13/2021	07/16/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Bracebridge	Bracebridge	Georgian Bay
Style	2 Storey	Bungalow	Bungalow
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Bay/Well
Heating			
Sub Dist/Loc Area	Bracebridge	Macaulay	Georgian Bay
Year Built			1991
DOM	6	6	2
Basement	Unfinished, Full Basement	None	Walk-Out, Fully Finished, Full Basement
Beds Total	3	3	4
Bath Total	2	1	3
Garage	0		2
Acres Total	0.50–1.99	< 0.5	0.50–1.99
Lot Front/Depth	122.00 /	75.00 /	275.00 /
Sqft AG/Total	1,269	540	3,320
Sqft Total	1,269	540	3,320
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Big Wind	Gilleach Lake	Georgian Bay
Remarks	<p>Welcome to 1069 Sugar Maple Lane, an awesome turn-key, 4 season Muskoka paradise located on the quiet and beautiful Big Wind Lake. Bigwind Lake is crystal clear as it is spring fed and one of the cleanest lakes in Muskoka. Two-thirds of the lake are Crown Land and Wilderness Park and completely uninhabited. With very little power boat traffic this is truly one of the best Muskoka Lakes to explore in kayaks and canoes. Also avid fishermen can find an abundance of fishing spots on the lake where Speckled Trout, Lake Trout, Perch and Small Mouth Bass are quite plentiful. Well sought after lake less than 40 cottages on whole lake. You'll love this cozy, twostorey, 3 bedroom, 2 bathroom home that even comes nearly completely furnished with stainless steel appliances. Plenty of opportunity awaits off the large back deck and by the lake; fishing, swimming, boating, camp fires, or just take in the view with breakfast and a cup of coffee!</p>	<p>Finally, an affordable Muskoka Cottage! This 3-bedroom, 540 sq ft, 3-season cottage features a hard packed sand bottom shoreline with 2 docks. Great for swimming, paddling, water skiing, boating and just relaxing Muskoka style. Fully furnished and equipped. New shingles in 2020, windows replaced 15 years ago. Found on a privately maintained, seasonal road, only 15 minutes from Hwy 11, between Bracebridge and Huntsville. Less than 20 minutes to shopping and dining in Port Sydney or Bracebridge. Looking for some winter fun? Trail 55 of the Muskoka Snowmobile Region is just off of Gilleach Lake Road. First time offered as this property has been in the family for over 90 years. This cottage and property is being sold as-is, where-is. Offers are scheduled to be presented on Tuesday July 13th.</p>	<p>GEORGIAN BAY Year-Round Muskoka Cottage in Exclusive Moore Point and 1.79 acres. Offering Long Views and 275' of Shoreline of Rock and Pine and Beach on Georgian Bay. This Cottage is Tucked away in a Peaceful Bay w/Lots of Privacy and South Exposure. This property has so much to offer; over 3320 sq ft of Living Space, Level Lot to the beach. Even Your Own Private Boat Launch. ***THE DETAILS***3 Bedrooms 2 ½ Baths The Main Level Showcases an Open Concept Great Room With The Chefs Kitchen in Between The Amazing Glass/Screened Muskoka Room. The Kitchen Renovated in 2019 is a Chefs Dream with All Appliances are Thermador including Refrigerator and Freezer, 6 Burner Gas Stove and Indoor BBQ, Stainless Exhaust Fan to Outside of Cottage, Dishwasher, Wine Cooler. Panasonic Microwave & Quartz Countertop. The Muskoka Room is a Wonderful 4 Season Gathering Place 24 x 20 feet wide , with Sun Shades on All Windows. You Can Walk-out to The Deck From</p>



Address	779 GREER Road	1053 BRACKENRIG Road #2	1027 SHADY Lane
MLS®#	40137197	40136536	40136389
Status	Pending	Pending	Pending
Original List Price	\$299,900	\$2,795,000	\$1,195,000
List Price/List Date	\$299,900 / 07/01/2021	\$2,795,000 / 07/01/2021	\$1,195,000 / 07/02/2021
Sold Date	07/15/2021	07/14/2021	07/13/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Huntsville	Muskoka Lakes	Gravenhurst
Style		Bungalow	Bungalow
Sewage	None	Septic	Septic
Water	None/--	Lake/Lake/River	Lake/Lake/River
Heating			

Sub Dist/Loc Area	Stephenson	Watt	Gravenhurst
Year Built		0	
DOM	14	13	11
Basement		Exposed Rock, Unfinished, Crawl Space	Unfinished, Crawl Space

Beds Total		4	4
Bath Total		2	1
Garage			
Acres Total	25-49.99	2-4.99	0.50-1.99
Lot Front/Depth	2,191.00 / 0.00	273.00 / 844.00	100.00 / 349.00
Sqft AG/Total		1,718	890
Sqft Total		1,718	890
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Lake Rosseau	Lake Muskoka

Remarks	Here is a fantastic opportunity to purchase 25+ acres less than 10 minutes from downtown Huntsville and all of the amenities it has to offer. This incredible large level lot has many possible building sites and the huge amount of frontage means your privacy will be guaranteed. The beautiful public beach on Mary Lake is less than 5 minutes away. Muskoka has become a haven for year round recreation and there are several area golf courses nearby as well as snowmobile trails, Hidden Valley and Arrowhead Park. This site would be perfect for a year round home or weekend retreat. Please note there is an easement in favour of the Trans Canada Pipeline, and an easement in favour of Bell Canada on the property. * Development fees will apply and are the responsibility of the buyer. Buyers and Sales Reps should complete their own due diligence prior to purchase.	WELCOME TO "TANGLEWOOD" ON SOUTH LAKE ROSSEAU. WONDERFUL CHARACTER FILLED WELL MAINTAINED FAMILY CHERISHED FOUR BEDROOM, TWO BATH YEAR ROUND COTTAGE. SPECTACULAR VIEWS OF ARTHUR LIE BAY, FABULOUS PRIVACY AT THE COTTAGE, BOASTING 273 FT OF RUGGED GRANITE OUTCROPPING SHORELINE, 3.5 ACRES, RECENTLY RE-BUILT SINGLE SLIP CRIB DOCKS. INCREDIBLE SUMMER SUNSETS. LOCATED WITHIN MINUTES OF PORT CARLING. MAJOR BONUS - BELL FIBRE OPTIC CABLE, JUST INSTALLED, PLUS A HARD WIRED BACK UP GENERATOR. EXTREMELY RARE OFFERING!!	This Lake Muskoka cottage is a gem. Are you looking for a vintage cottage that has been meticulously maintained? Then sit back and relax on the deck overlooking the lake, there is no work to be done here. The warm pine interior that is still in style welcomes you from the moment you open the door. No concrete, glass, and stainless steel here. This is a cozy cottage with 2 bedrooms plus 1 or 2 more in the boathouse and it comes fully equipped. The main living space leads to the outdoor living area that is mere feet to the water's edge, a great setback should you choose to redevelop. Everything is connected by boardwalks so no shoes are required. The property is level and private with 100 feet of frontage, there is a 2 story boathouse with a boat lift, sundeck, and accommodations. Deepwater off the dock and sundeck with a pleasant view across to Rankin and Taylor Islands and through the cut views to Walkers Point. The property is on a year-round road that will get to Gravenhurst in less than 10
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Address	1039 OLD PORTAGE Road	232 WILSON Island	9664 GO HOME LAKE Shore
MLS®#	40136097	40135566	40135533
Status	Pending	Pending	Pending
Original List Price	\$1,079,000	\$919,000	\$549,000
List Price/List Date	\$1,079,000 / 06/30/2021	\$919,000 / 06/29/2021	\$549,000 / 07/09/2021
Sold Date	07/13/2021	07/15/2021	07/12/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Gravenhurst	Bracebridge	Georgian Bay
Style	Bungalow	Bungalow	Bungalow Raised
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lake/Lake/River
Heating			

Sub Dist/Loc Area	Gravenhurst	Monck (Bracebridge)	Gibson
Year Built	2001	1982	1972
DOM	13	16	3
Basement	Unfinished, Crawl Space	Other, Unfinished, Crawl Space	None

Beds Total	2	3	2
Bath Total	1	1	1
Garage			
Acres Total	0.50–1.99	0.50–1.99	0.50–1.99
Lot Front/Depth	100.00 /	106.00 /	300.00 / 0.00
Sqft AG/Total	856	1,200	637
Sqft Total	856	1,200	637
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	MUSKOKA	Lake Muskoka	Go Home Lake

Remarks	If you are looking for an incredible view of Lake Muskoka, this well maintained cottage interior is hard to beat with 100 feet of frontage with deep water and about .67 acres of property accessible year round. The cottage is not large but is in extremely good condition inside with hardwood floors, large windows and a well built stair system to get you easily down to the water. There is a nice landing for entertaining or setup your BBQ closer to the water. Deep water is great for swimming and boating and you can boat into the Wharf in mere minutes and enjoy the various dining options and the Farmers Market on Wednesdays. Lots of trees on the property too. This waterfront home was previously used as a year round waterfront residence for a couple of years and is very well kept - the exterior siding can use a refresh though. Nice propane fireplace rests in the corner allowing full view of the waterfront from your living room. This cottage is not large but the property is very level just before the stairs	Completely renovated 3+ bedroom cottage that looks absolutely stunning. The entire cottage has been upgraded and radiates charm and warmth. The large bunkie has its own bathroom and is a great addition to make sure there is enough room for family and friends to enjoy. The waterside bunkie has a day bed and is the perfect place to enjoy an afternoon nap or star gaze at night. The lot is level with a sand shoreline that is ideal for all ages to enjoy. Southwest exposure gives you all day sun and a spectacular sunset. The property is a short boat ride from several marinas. This complete package is ready for your family to come and start making their Muskoka Memories.	Set upon the granite and pine shores of Go Home Lake, this may just be the one you've been waiting for. This rustic cottage that has been family owned for 50 years features 2 bedrooms, bathroom and 637 sq ft of living space. Features include an open concept main area, a wood stove insert and overlooks the lake. Enjoy all-day sun while entertaining on the partially covered deck or at night, relax at the campfire. This cottage also comes equipped with an oversized bunkie for extra guests, a wet boathouse to store all of your toys, and a toolshed. Water sports right off the deepwater dock. Go Home Lake is a beautiful lake with over 50% of the shoreline being Crown Land. This provides many areas to explore & hike with waterfalls to visit. Access to Georgian Bay is also available. Go Home Lake is 1.5 Hours from the GTA. Close to shopping, restaurants, golf, skiing & OFSC Trails. Just a 3 minute boat ride from Marina.
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Address	124 MAPLEHURST Road #A	SOUTH HORN LAKE Road	3497 BRUNEL Road
MLS®#	40133301	40130446	40130010
Status	Pending	Pending	Pending
Original List Price	\$3,595,000	\$125,000	\$1,899,000
List Price/List Date	\$3,595,000 / 06/25/2021	\$125,000 / 07/11/2021	\$1,899,000 / 06/16/2021
Sold Date	07/13/2021	07/17/2021	07/15/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	Seguin	Armour	Lake of Bays
Style	Multi-Level Split		Contemporary
Sewage	Septic	None	None
Water	Lake/Lake/River		Lake/None
Heating			
Sub Dist/Loc Area	Seguin	Armour	McLean
Year Built	1992		
DOM	18	6	29
Basement	1,050 Square Feet, Walk-Out, Fully Finished, Full Basement		None
Beds Total	3		0
Bath Total	3		0
Garage			
Acres Total	2-4.99	25-49.99	2-4.99
Lot Front/Depth	230.00 /	1,627.00 / 1,313.00	205.00 / 1,080.00
Sqft AG/Total	2,320		0
Sqft Total	3,370		(LBO provided)
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Rosseau		Lake of Bays
Remarks	This stunning 3,000+ sqft four season cottage has bright, large open-concept living spaces and offers 3 bedrooms/3 bathrooms. The lower level with 1,000 sqft of finished living space includes an office, family room with walkout and a lounge area great for kids to hang out. The Muskoka Room boasts cathedral ceilings and plenty of room to entertain family and guests. Beautiful granite patios with both a firepit and pizza oven, exposed rock outcroppings and wide open views down Lake Rosseau. Opportunity to build a two-slip single story boathouse on this lovely 2.8 acre/230' frontage piece of property. Minutes to town of Rosseau. Please note that the depictions of the single story boathouse are renderings.	Beautiful recreational 52+ acres off year round, accessed via an unopened road allowance. Very private, mixed trees, trail runs along part of the unopened road allowance, and there is a creek that runs through the east end of the property. Property has been previously surveyed.	BUILD YOUR DREAM COTTAGE ON BEAUTIFUL LAKE OF BAYS! If privacy is paramount then this property might be "the one"! On beautiful Lake of Bays, Muskoka's second largest lake, this property offers up 4 acres of land on a gently sloped lot & 205 feet of shoreline. With the incredible advantage of crown land on the one side & a vacant parcel owned by the neighbors for the purposes of additional privacy on the other, peace & quiet at the cottage is assured. You're one step ahead here with the driveway in & development fees already paid for. With the ability to build up to 7000 square feet, let yourself dream big! Plans were already done for a 5700 square foot cottage & plans are available should you choose to work with this builder. This also allowed for a 2 slip boathouse with both shallow entry and deep water off the dock. even more amazing is the possibility to work with those plans or, create your own! The options are endless! This property is ideally located within 5 minutes to Baysville,



Address	3497 BRUNEL Road	1369 MOON RIVER Road	4 ISLAND 94C Island
MLS®#	40130002	40128502	40115427
Status	Pending	Pending	Pending
Original List Price	\$1,899,000	\$1,495,000	\$599,900
List Price/List Date	\$1,899,000 / 06/16/2021	\$1,349,000 / 06/25/2021	\$599,900 / 05/21/2021
Sold Date	07/15/2021	07/19/2021	07/16/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Lake of Bays	Muskoka Lakes	Carling
Style		Bungalow	Cottage
Sewage	None	Septic Approved	Outhouse
Water	Lake/None	River/Lake/River	Bay/Lake/River
Heating			
Sub Dist/Loc Area	McLean	Medora	Carling
Year Built			
DOM	29	24	56
Basement		Unfinished, Partial Basement	None
Beds Total		4	2
Bath Total		2	1
Garage			
Acres Total	2-4.99	< 0.5	2-4.99
Lot Front/Depth	205.00 / 1,080.00	110.00 /	753.00 /
Sqft AG/Total		1,580	980
Sqft Total		1,580	980
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake of Bays	Moon River	Georgian Bay
Remarks	BUILD YOUR DREAM COTTAGE ON BEAUTIFUL LAKE OF BAYS! If privacy is paramount then this property might be "the one"! On beautiful Lake of Bays, Muskoka's second largest lake, this property offers up 4 acres of land on a gently sloped lot & 205 feet of shoreline. With the incredible advantage of crown land on the one side & a vacant parcel owned by the neighbors for the purposes of additional privacy on the other, peace & quiet at the cottage is assured. You're one step ahead here with the driveway in & development fees already paid for. With the ability to build up to 7000 square feet, let yourself dream big! Plans were already done for a 5700 square foot cottage & plans are available should you choose to work with this builder. This also allowed for a 2 slip boathouse with both shallow entry and deep water off the dock. even more amazing is the possibility to work with those plans or, create your own! The options are endless! This property is ideally located within 5 minutes to Baysville,	Fully winterized 4 BR cottage located on a gentle sloping lot with 110' frontage on iconic Moon River. Open concept LR/KIT manages to both be open and airy, while still maintaining a cozy atmosphere, thanks to the wood burning fireplace in the living room. Living room opens out to a spectacular dining area with beautiful vistas of the river. Large wrap around sundeck and a lower 10' x 17' shore deck provide ample space to lounge, read, relax, entertain etc. A natural sand beach and a 10' x 32' floating dock ensure you'll have plenty of options for water activities, regardless of swimming ability. Also includes a total appliance package and myriad furnishings; 12' x 22' bunkie/storage building. Excellent year-round paved road only minutes from the town of Bala by boat or car.	Start living your best life. Imagine waking up in this charming cottage and watching the sun rise over Georgian Bay while enjoying your coffee on the deck and listening to nothing but the waves on the rocks and wind in the trees. The property is over 3 acres and borders a large acreage of crown land on Pleasant Island giving you and your family room to roam and explore with access to thousands of feet of waterfront. The bunkie is perfect for guests or as your master suite with stunning views over the water. Are you more of a sunset person? This lot has you covered. Enjoy the sunset from the Northwest side of the property as you sip your chilled beverage of choice and end the day as wonderfully as you started it. Access to the property is by the nearby Killbear Marina. The way is protected from big wind and waves and the Marina offers taxi service if your guests arrive after the celebrations have already begun. That's not all! There is a hard to find boat house with loft above. It needs some TLC but is