



Address	1451 HEKKLA Road	1210 NINE MILE LAKE Road #32	1014 UFFINGTON Road
MLS®#	40150699	40150584	40150439
Status	Pending	Pending	Pending
Original List Price	\$299,900	\$959,000	\$399,900
List Price/List Date	\$299,900 / 08/05/2021	\$959,000 / 08/06/2021	\$399,900 / 08/05/2021
Sold Date	08/10/2021	08/11/2021	08/13/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Muskoka Lakes	Bracebridge
Style		Bungalow	Bungalow
Sewage	None	Septic	Septic
Water	Shallow Well/--	Lake/Lake/River	Dug Well/--
Heating			
Sub Dist/Loc Area	Cardwell	Wood	Draper
Year Built			1975
DOM	5	5	8
Basement		None	900 Square Feet, Separate Entrance, Walk-Up, Partially Finished, Full Basement
Beds Total		3	2
Bath Total		1	1
Garage			
Acres Total	100+	2-4.99	< 0.5
Lot Front/Depth	2,659.00 / 3,347.00	735.00 /	100.00 / 208.00
Sqft AG/Total		900	960
Sqft Total		900	1,860
Waterfront Y/N	No	Yes	No
Waterfront Name		Nine Mile Lake	
Remarks	This is a wonderful opportunity to purchase 200+ acres just 30 minutes from Huntsville or 10 minutes from the village of Rosseau. Gently rolling terrain with easy 3 season road access. Currently there is an old hunt camp which is 20x30 or 600 sq ft which is being sold in "as is" condition. This beautiful piece of property would be great for an off grid weekend retreat or continued use as a hunting property with an abundance of deer, moose, and bear. Large parcels like this, that you can drive to, are getting hard to find at an affordable price. Also abuts crown land.	This is the place for your family to make memories for years to come. Not available for purchase since the 1950's this picturesque property is a rare opportunity. The 841' of shoreline (as Assessed) combined with 3.73 acres of land provides a level of privacy not often available. With gorgeous views to the South and Southwest it offers gently sloping areas around the cottage with contrasting high rugged outcroppings and dramatic drops to the waters edge. Nestled close to the shore is a cozy, quaint 3 bedroom cottage with a handsome stone fireplace, water views from the principal rooms and sundeck overlooking the popular waters of Nine Mile Lake. Time will be well spent enjoying family game night, water activities off the dock, fishing along the shore or an evening boat ride around the lake. This hidden gem of a lake is a popular area for outdoor activities including canoeing, kayaking, nordic skiing, stargazing and snowmobiling with the bulk of it's shores being wilderness. Call	Welcome to 1014 Uffington Road, peace and quiet only 15 minutes from Bracebridge and 10 km to HWY 11. This is truly country living at the edge of town. This 0.48 acre property backs directly onto Uffington Park, offering acres of walking pleasure. This bungalow home is currently 2 bedroom and office on main floor and second office in the lower level. Need parking? There is parking for at least 6 full size vehicles in the driveway or a RV or trailer. All main floor bedrooms have sliding glass doors that open to a 32'x 16' deck with Marquis hot tub (Neg) and Hardtop Sojag gazebo. Enjoy morning coffee on the deck! Lower level has side entrance and many opportunities in this bright country home.. WETT certified wood stove will reduce cost of heating and makes for cozy enjoyment in the cooler months. Metal roof and battery backed up sump pump, resurfaced driveway, Roxul insulation on outside walls, as well as upgraded electrical panel, breakers with 200 amp. Ample parking for RV or Transport,



Address	1039 SPRINGDALE SHORES Road	1036 LAWLAND HTS Road	1011 ELIZABETH Street
MLS®#	40150293	40149746	40149635
Status	Pending	Pending	Pending
Original List Price	\$399,999	\$1,675,000	\$399,000
List Price/List Date	\$399,999 / 07/30/2021	\$1,675,000 / 08/04/2021	\$399,000 / 08/03/2021
Sold Date	08/10/2021	08/10/2021	08/10/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Bracebridge	Gravenhurst	Muskoka Lakes
Style	Bungalow	2 Storey	Multi-Level Split
Sewage	Holding Tank	Septic	Septic
Water	River/Lake/River	Lake/Lake/River	Sandpoint Well/--
Heating			
Sub Dist/Loc Area	Macaulay	Gravenhurst	Wood
Year Built	1945		
DOM	11	6	7
Basement	Unfinished, None	Unfinished, Crawl Space	812 Square Feet, Fully Finished, Full Basement
Beds Total	0	4	3
Bath Total	1	3	1
Garage			
Acres Total	< 0.5	0.50–1.99	< 0.5
Lot Front/Depth	49.00 / 149.00	150.00 /	150.00 / 66.00
Sqft AG/Total	600	1,400	812
Sqft Total	600	1,400	1,624
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Muskoka River	Lake Muskoka	
Remarks	A TURN-KEY OPPORTUNITY TO INVEST/RETIRE IN MUSKOKA. NESTLED ON THE MUSKOKA RIVER AND ONLY A 10 MIN DRIVE TO BRACEBRIDGE. UNWIND ON THE DOCK, DINE ON THE SCREENED IN MUSKOKA ROOM, AND STAY CONNECTED WITH HIGH-SPEED INTERNET ACCESS. THREE SEASONS CAN BE CONVERTED TO FOUR. BUILT TO LAST AND EASY TO MAINTAIN. THIS CHARMING COTTAGE IS FULLY FURNISHED AND THE PERFECT SETTING FOR CREATING LONG-LASTING MEMORIES.	Exceptionally inviting Family Cottage well located under 2hrs to Toronto, offering some of the biggest views of Lake Muskoka. Picturesque wooded driveway leads to outcroppings of flat rock shore, with an amazingly private water's edge cottage setting hidden amidst a fine mixture of mature trees. Immensely private shores are served to their fullest feeling even more expansive than the generous 150 feet of assessed shore. Winter used knotty pine-lined family cherished Muskoka cottage serves up 4 bedrooms & 3 baths with room for all to enjoy! Gorgeous Granite Fireplace, wood flooring, & walls of windows in a big sunny family room opening up to a private lakeside deck. Just a few steps down a granite path and you are on your sun-filled swim/boat dock with slip which gifts 2 boat lifts 1 being hydraulic & wireless remote controlled too. Convenient 5 min drive to cottage country amenities, and excellent hwy access too! The Perfect turn-key Muskoka cottage package with mesmerizing views w	Charming 3 bed 1 bath home in the quaint village of Torrance, Muskoka. Conveniently located on a quiet, municipally maintained road. Enjoy the oversized yard with lots of green space for the kids and family pets to play. The house is bright and cheerful, ready for you to move in and make a new home for you and your family. There is a bonus room in the lower level that you could use as an office, gym or playroom for the kids. Walk or ride your bike to the public beach on Lake Muskoka which is only a minute away, close to Hardy Lake trails and The Torrance Barrens. Close proximity to Bala and the town of Gravenhurst with all of the amenities you could ever need.



Address	1132 FOX POINT Road	95 PETTIT Lane	64 LAKESHORE Drive
MLS®#	40149157	40148825	40148487
Status	Pending	Pending	Pending
Original List Price	\$799,000	\$699,900	\$295,000
List Price/List Date	\$799,000 / 08/05/2021	\$699,900 / 07/30/2021	\$295,000 / 08/04/2021
Sold Date	08/10/2021	08/09/2021	08/12/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Parry Sound
District/Municip	Bracebridge	Kearney	Strong
Style	Bungalow	A-Frame	Bungalow
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Drilled Well	Drilled Well/--
Heating			
Sub Dist/Loc Area	Oakley	Proudfoot	Strong
Year Built		2009	
DOM	5	10	8
Basement	None	Unfinished, Crawl Space	Unfinished, Crawl Space
Beds Total	3	3	4
Bath Total	1	1	1
Garage			1
Acres Total	< 0.5	0.50–1.99	< 0.5
Lot Front/Depth	105.00 / 170.00	161.00 / 0.00	117.00 /
Sqft AG/Total	1,020	1,200	1,170
Sqft Total	1,020	1,200	1,170
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Wood Lake	Mason Lake	
Remarks	3-bedroom, 1000 sq ft, Wood Lake cottage (easily made YEAR-ROUND with a heated waterline), on a year-round municipal road! 105-ft waterfront, on a level lot, with hard-packed sandy bottom at the shore. This property is very private and level, surrounded by mature trees, and great southern exposure at the shore. The newer, large dock is on a crib (no taking the dock in/out for the season) with a sweeping view of the lake. Wood Lake is a large, clean and clear lake, great for watersports of all kinds... swimming, fishing, paddling and relaxing! Some other great perks... shingles 3 years old, windows replaced 2010, and recently replaced waterline just needs to be heated to make this a YEAR-ROUND home or cottage! Walls, attic and skirting are insulated. The addition of the Living Room and Primary Bedroom were completed in 2002, with ash tongue and groove wood flooring made from a tree on the subject property. This is a Cedar built cottage inside and out... siding, framing,	STILL NOT TOO LATE TO ENJOY SUMMER ON THE WATER! QUICK CLOSE AVAILABLE!! Just pack your bags because this place could be yours completely furnished!! Gorgeous Family year round home or home away from home! sitting on private 1 acre treed lot, soft sandy beach perfect for young kids, beautiful views. Built in 2009 this solid log A frame home has everything you need while enjoying your family getaways. Drilled well, septic, fully insulated for year round enjoyment on a private road where only the residence have access to the lake. Inside features bright rooms, main floor laundry, 4 pc bath, wood burning fireplace, storage under the stairs with access to the crawl space. Upstairs features generous sized bedrooms with elevated ceilings, the Master bedroom has patio doors leading out to balcony with amazing views of the water. \$200 a year for private road maintenance The following PINs were transferred together with the Subject Property :	Total of 4 bedroom in this home located just out of the Village of Sundridge. The main floor of this bungalow also has an eat-in kitchen, 4 piece bathroom and laundry / utility room. There is a 24 X 14 detached garage and a storage shed. The home has natural gas forced air heat, drilled well for domestic water and a full septic system. Fibre lines are currently being installed on Lakeshore Drive. Short distance to Lake Bernard Public access, the Village of Sundridge amenities and Hwy 11. Offer date has been set for August 11, 2021.



Address	1737 ALSACE Road	827 MIDLOTHIAN Road	332 SKYLINE Drive
MLS®#	40148026	40145447	40145147
Status	Pending	Pending	Pending
Original List Price	\$119,000	\$998,000	\$799,000
List Price/List Date	\$119,000 / 07/29/2021	\$998,000 / 07/23/2021	\$799,000 / 07/31/2021
Sold Date	08/09/2021	08/13/2021	08/08/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Parry Sound
District/Municip	Nipissing	Ryerson	Armour
Style		Bungalow	Bungalow
Sewage	None	Septic	Septic
Water	None/--	River/Spring Well	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Nipissing	Ryerson	Armour
Year Built		1985	1974
DOM	11	21	8
Basement		1,550 Square Feet, Walk-Out, Fully Finished, Full Basement	None
Beds Total		3	3
Bath Total		2	1
Garage		1	
Acres Total	10-24.99	100+	0.50-1.99
Lot Front/Depth	429.00 / 2,402.00	/	129.00 / 177.00
Sqft AG/Total		1,620	1,160
Sqft Total		3,170	1,160
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Magnetawan	Three Mile
Remarks	23 Acres in the Beautiful Township of Nipissing. This property consists of mixed Hardwood / Softwood bush that has a small creek on it. There is a driveway started and the property is on a paved road with many lakes in the area. Wolf lake public beach is 5 minutes away.	<p>Spectacular Nature Lover's Retreat. 135 Acre property includes over 3,000 feet of waterfront on the Magnetawan River's 40 mile waterway. A pristine and natural living paradise offers a mix of conservation, arable, and recreation areas.</p> <p>This private country oasis provides many opportunities for wildlife sightings.....including deer, moose, and many species of birds not usually seen.</p> <p>The custom granite fieldstone home was built by current owners. It has 3+ bedrooms, two full bathrooms and full walkout basement. Spacious living areas are full of natural light, and feature two granite fieldstone wood burning fireplaces , one currently equipped with an electric insert for instant warmth. Summer comfort with air conditioning, propane forced air for winter warmth and Generac generator for automatic power backup.</p>	<p>Gorgeous island dotted sunset views across beautiful, clear and deep, Three Mile Lake with Municipally maintained year round road access. A large multi-level sundeck and deep water dock faces west for all day sun at the shore and all the watersports you could want. Wonderfully private at both the shore and the cottage, which has three good sized bedrooms, a beautiful new kitchen, cozy living and dining areas and has had many other upgrades in the past several years. It is now a very comfortable year round retreat for your family and friends to enjoy in every season. There's even an attached 3 season Muskoka Room with full weather-wall windows to ensure bug-free evenings outdoors, no matter what the weather. Comes fully equipped and furnished for a completely turn-key start to your cottage life. Current owner has rented the property to help cover costs and has reliable repeat renters available at \$2500/week. Will be available for showing for just one week. Don't miss this one!</p>



Address	375 HARP LAKE Road	1309 WALKERS POINT Road	2878 MUSKOKA DISTRICT 118W Roa
MLS®#	40144312	40141040	40135383
Status	Pending	Pending	Pending
Original List Price	\$749,900	\$599,000	\$1,495,000
List Price/List Date	\$749,900 / 07/22/2021	\$550,000 / 07/12/2021	\$1,399,000 / 07/14/2021
Sold Date	08/09/2021	08/15/2021	08/10/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Huntsville	Muskoka Lakes	Muskoka Lakes
Style	Bungalow	Bungalow Raised	Bungalow
Sewage	Septic	Septic	Septic
Water	Lake/Dug Well	Drilled Well/--	Lake/Drilled Well
Heating			

Sub Dist/Loc Area	Chaffey	Wood	Monck (Muskoka Lakes)
Year Built			
DOM	18	34	27
Basement	Walk-Out, Partially Finished, Full Basement	1,140 Square Feet, Development Potential, Separate Entrance, Walk-Out, Unfinished, Full	Unfinished, Crawl Space
Beds Total	5	3	4
Bath Total	2	3	3
Garage			2
Acres Total	< 0.5	0.50–1.99	5-9.99
Lot Front/Depth	100.00 /	270.00 /	589.99 /
Sqft AG/Total	890	1,700	2,840
Sqft Total	890	2,840	2,840
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Harp Lake		Brandy Lake

Remarks	<p>Welcome to 375 Harp Lake Road in beautiful Huntsville! This year-round cottage located on sought after Harp Lake, offers 5 bedrooms, 2 full bathrooms and large open concept floor plan which provides plenty of entertainment space, great for apres ski or summer revelling. When you walk through the front door, you instantly notice the vaulted ceilings and massive floor to ceiling windows providing picturesque views of Harp Lake and plenty of natural lighting. The wood burning wood stove is the perfect spot to cozy up in front of in the winter and those chilly fall evenings. During the spring and summer months, enjoy your time on the 55 foot dock or host BBQ's on the spacious deck. There is a shallow sandy entry into the Lake and deep water at the end of the dock for swimming and docking your boat. This property has plenty of privacy and there is plenty of parking for 7+ cars. This property can be enjoyed all year round and the activities are endless! Located 5 minutes to Hidden Valley skiing, Deerhurst</p>	<p>PRICE DROP!!! WALKERS POINT, one of the best areas to reside in Muskoka! Make this your forever home or what a great investment! Just shy of 1.5 acres of well treed privacy. Serious potential for this large single family residence with inlaw suite/rental apartment or possible Airbnb, or just a rental. Home needs some upgrading and finishing of the basement and you virtually have 3 living quarters, for extra income. In the area of Marina's, boat launches, beaches, this is Muskoka, this is the one! Your not on the water but you are not paying those waterfront taxes. "You have to take your boat out in the winter anyway" Are you a snowmobiler? You have the best around here. Seriously look at the potential here, you won't be sorry!</p> <p>Note: House has new well pressure tank and Iron filter installed, also new owned, Hot Water Tank.</p>	<p>An opportunity where water, land, location and building are found.... Stunning 2800 plus sq ft custom built year round home. Large parcel of land flowing over 5.5 acres with a massive 590 ft of frontage, huge beach, shallow entry situated on the very popular Brandy Lake, in the heart of Muskoka; Port Carling. Designed with generous space and charm, boasting 4 large bright spacious bedrooms & 3 baths. Towering cathedral ceilings with warm wood finishes throughout. Spacious grand front entrance, charming country porch with perennial garden views. Open concept character filled kitchen, granite island styled dining or entertain in the lakeside dining room. Grand stone corner wood burning fireplace with french door walk outs to the wrap around</p>
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Address	99 IROQUOIS Road	158 LAVALLEY Way	102 CAISSES Island
MLS®#	40134363	40133543	40133230
Status	Pending	Pending	Pending
Original List Price	\$399,900	\$1,989,000	\$1,195,000
List Price/List Date	\$399,900 / 06/25/2021	\$1,749,000 / 07/09/2021	\$1,195,000 / 06/25/2021
Sold Date	08/14/2021	08/13/2021	08/11/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Georgian Bay	Georgian Bay	Bracebridge
Style		Bungalow	1.5 Storey
Sewage	None	Septic	Septic
Water	--/Lake	Bay/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Gibson	Georgian Bay	Bracebridge
Year Built		1995	1920
DOM	50	35	47
Basement		None	None
Beds Total		4	4
Bath Total		2	1
Garage			
Acres Total	0.50–1.99	0.50–1.99	0.50–1.99
Lot Front/Depth	196.30 /	233.00 / 0.00	170.00 / 213.00
Sqft AG/Total		1,699	2,050
Sqft Total		1,699	2,050
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Gibson Lake	Georgian Bay	Lake Muskoka
Remarks	Here's your opportunity to purchase a vacant waterfront property on Gibson Lake with that Perfect Western Exposure for those incredible Muskoka Sunsets. This lot has 196ft of waterfront and is just shy of 2 acres with Crown Land on the south side making this a very private lot. Located on a four season road just minutes from the 400 Highway for an easy commute to the GTA. Hydro is already into the property and it is surveyed - orange pins/tape visible on all sides. Buyer responsible for any levies and permits as required. Property is subject to HST.	Honey Harbour Lakeside Paradise Affectionately known as "Rock no More"...this property was purchased in 1994 by a big water boating couple who were looking for a new retreat on terra firma! The old cottage was completely rebuilt with all new structural and mechanical components. The old, cozy character of the original cottage was preserved with beautiful vaulted ceilings, hardwood floors and many sitting and gathering spaces for a multi-generational family (ies). The cottage has two screened sunrooms, one on each bedroom wing, a large lakeside sundeck, four ample bedrooms & a galley style kitchen. Shoreline is 233 feet with 1.16 Acres of land. The shoreline slopes gently to an impressive water depth of 15 feet off the end of a massive floating boat port complete with an overhead boat lift for up to a 40' offshore boat! There is also a small boathouse for up to a 22' boat & a carport with attached workshop. 30 minutes from Midland & Mount St. Louis Moonstone. 30 Minute walk to	Olde Muskoka Cottage Circa 1920 with great privacy, views and southern exposure. Caisses Island is located close to the Town of Bracebridge and is accessible from 2 local marinas with 5 minutes by boat. The cottage has a huge front/side deck area for outside gatherings. Dinner is served in the screened covered porch. Main floor features a livingroom with stone fireplace, kitchen with lots of storage and 4 bedrooms. Second floor has 3 rooms for your imagination. 1 slip boathouse has an attached workshop. Boathouse has a very large slip with sundeck. Start your traditions in a real, traditional cottage.



Address	2515 MUSKOKA 117 Road	36 MCNAUGHT'S Road	2048 RIVERSIDE Drive
MLS®#	40132724	40131435	40130984
Status	Pending	Pending	Pending
Original List Price	\$1,750,000	\$475,000	\$479,000
List Price/List Date	\$1,750,000 / 06/15/2021	\$475,000 / 06/21/2021	\$479,000 / 06/18/2021
Sold Date	08/16/2021	08/09/2021	08/11/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Parry Sound
District/Municip	Lake of Bays	Seguin	Unorganized Centre Parry Sound Distr
Style		Bungalow	
Sewage	None	Outhouse	None
Water	Lake/None	Drilled Well/--	River/None
Heating			

Sub Dist/Loc Area	McLean	Seguin	Wallbridge
Year Built		1987	
DOM	62	49	54
Basement		Unfinished, Crawl Space	

Beds Total		2	
Bath Total		1	
Garage			
Acres Total	100+	25-49.99	0.50-1.99
Lot Front/Depth	/	345.00 /	196.00 / 510.00
Sqft AG/Total		1,136	
Sqft Total		1,136	
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Jacksons Lake		Magnetawan

Remarks	PARADISE FOUND. Your very own lake (locally known as Jackson Lake approximately 25 acres in size) surrounded by 115 acres of mixed forest. Just 2 minutes from Baysville. Yes 2 minutes. When you are there it feels like you are miles and miles away from anything and anybody. The lake depth contours have a "bowl shape" on the eastern half then shallows up to the western end where drainage exits and heads across Muskoka Road 117 towards the Muskoka River. Estimated maximum depth is 40 ft in the centre of the "bowl". A cute little 1 bdrm cabin (composting toilet) sits on the shore so you can camp in comfort. Accessed by a short laneway off Muskoka Road 117. Easy to keep open year round. Just beyond the NW side of Jackson Lake there is another smaller lake with a Heron Hatchery although some say the heronry no longer exists. Snowmobiling right on your doorstep. If all of the above isn't enough...read on. There is currently a signed 5 year lease with Rogers who have a tower at the start of the	Looking for privacy, you may want to check this one out. 40 acre parcel in Seguin Township, less than 10 minutes from Parry Sound, accessed by a year round Municipal Road. Currently off grid with solar and propane, but hydro now on the property. Very well constructed cord log home featuring 2 bedrooms, exposed timbers and loads of character. Acreage is heavily treed with varying terrain, several outcrops and frontage on a small Lake (Beaupre).	Build your dream cottage or home in the quiet waterfront community of Britt. Deep water dockage and easy deep water access to open Georgian Bay. Level 1.43 acre lot with 196 feet of river frontage. The 30 ft. x 60 ft. storage building is wired for hydro, has a poured concrete floor, and can accommodate larger boats and vehicles such as an RV. The driveway is installed. Only 35 minutes north of Parry Sound but the Town of Britt has many of the amenities you will need. Year-round road access. This area is known for its world class fishing, boating & hunting. Located in an unorganized township. OFSC trails nearby. Build your dream and enjoy 4 season living in this fantastic wilderness area.
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Address	2 ISLAND 580 & ISLAND 590 GEORG	1415 DICKIE LAKE Road	PT LT 21 CAMP Road
MLS®#	40119064	40111496	40105142
Status	Pending	Pending	Pending
Original List Price	\$1,669,000	\$950,000	\$1,495,000
List Price/List Date	\$1,669,000 / 07/07/2021	\$799,000 / 05/20/2021	\$1,495,000 / 04/29/2021
Sold Date	08/14/2021	08/16/2021	08/14/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Georgian Bay	Lake of Bays	McKellar
Style	2.5 Storey	Cottage	
Sewage	Septic	Septic	None
Water	Bay/Shore Well	Lake/Lake/River	Lake/None
Heating			
Sub Dist/Loc Area	Baxter	McLean	McKellar
Year Built	1998		
DOM	38	88	107
Basement	683 Square Feet, Exposed Rock, Walk-Out, Partially Finished, Full Basement	Walk-Out, Unfinished, Full Basement	
Beds Total	5	3	
Bath Total	3	1	
Garage			
Acres Total	0.50–1.99	0.50–1.99	10-24.99
Lot Front/Depth	1,506.00 / 0.00	120.00 / 248.00	1,000.00 / 2,058.00
Sqft AG/Total	3,040	1,403	
Sqft Total	3,723	1,403	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Georgian Bay	Dickie Lake	Manitouwabing Lake
Remarks	BOAT ACCESS: A rare opportunity to own a group of islands that form an amazing family compound. This beautiful property consists of the main island and two smaller islands accessed by footbridges. The large main house consists of 4 bedrooms, 3 bathrooms and 3040 sq ft of living space. The first floor features a high, vaulted ceiling in the living area that enhances its spacious look. With a beautiful two-story custom-built granite fireplace and large windows, the living room is sure to be your favourite place to gather with your family. The beautifully appointed walk-through kitchen contains stainless steel appliances, tile flooring and a large island. It flows into the dining room and breakfast nook featuring large bay windows and waterfront views. The spacious primary bedroom and its 4-piece ensuite are located on the first floor for convenient access. The second floor overlooks the living room and comes equipped with a loft and a walkout to another deck that boasts more spectacular	DICKIE LAKE TURN KEY! YEAR ROUND FAMILY COTTAGE ON YEAR ROUND MUNICIPAL ROAD, LARGE LEVEL LOT, SAND BEACH. OPEN CONCEPT PINE LINED LIVING ROOM WITH WALL TO WALL WINDOWS & WALKOUT TO MASSIVE WRAP AROUND DECK (37' x 12') WITH LAKE VIEW. NEW Water UV System recently installed. Updated kitchen, main floor laundry, walkout basement features insulated workshop, storage, forced air electric furnace, 200 AMP, hot line for winter use. Main floor 2bedrooms, 2nd floor 3rd bedroom open concept loft, with potential to create another bedroom. Fantastic sand beach level entry with dock, lots of room for outdoor activities. Shingles replaced 2020, Shed 10X9, Portable garage for all your toys & storage. Potential at waterfront point of land to build additional new docking.	Prime Building lot on Lake Manitouwabing with over 1000 ft. frontage on 11.67 acres. Driveway is started and easy to extend to the water's edge. Live in an area of fine high end homes and enjoy waterfront living. Easy access to the Town of Parry Sound or shop at the local farms in McKellar. Rock out crops and level building sites make this ideal for a large home or cottage. All the details needed for the building permits are available and building setbacks. Full details available. Finding your place in Cottage Country is here.



Address	20356 GEORGIAN BAY Shore	1020 BIRCH GLEN ROAD VILLA 15 P
MLS®#	40083385	241881
Status	Pending	Pending
Original List Price	\$3,400,000	\$124,900
List Price/List Date	\$3,400,000 / 03/18/2021	\$124,900 / 01/27/2020
Sold Date	08/13/2021	08/13/2021
Sale Price		
Region (CoP)	Muskoka	Muskoka
District/Municip	Georgian Bay	Lake of Bays
Style	2 Storey	2 Storey
Sewage	Septic	Sewer (Municipal)
Water	Bay/Lake/River	Lake/Municipal
Heating		Forced Air-Propane/Fireplace-Propane
Sub Dist/Loc Area	Georgian Bay	McLean
Year Built	2000	0
DOM	148	564
Basement	None	1,000 Square Feet, Unfinished, Full Basement
Beds Total	3	3
Bath Total	3	3
Garage		
Acres Total	25-49.99	
Lot Front/Depth	2,283.00 /	/
Sqft AG/Total	2,320	2,171
Sqft Total	2,320	3,171
Waterfront Y/N	Yes	Yes
Waterfront Name	GEORGIAN BAY	Lake of Bays
Remarks	<p>Accessed by boat only, STUNNING Georgian Bay Property! Approximately 25 acres of "AWESOME" with 2,283 feet of clean, deep Georgian Bay coastline. One of a kind 4 season 2,320 sq.ft. Timbersmith timberframe dream cottage with unobstructed views, including sunrise, sunset and everything in between. Your guest will enjoy their own 600 sq.ft. stunning log guest accommodation with a 300 sq.ft. Muskoka room. Extreme attention to detail with all buildings. The 20 minute boat ride will go by in a blink... but the memories with family and friends... will last forever. Severance potential. (Note: Taxes are based on Managed Forest Plan in place. Property size information from MPAC. Covid 19 showings instructions apply to all showings).</p>	<p>Motivated Sellers! The Landscapes has set the listing/asking price for all Phase 2 units to be no less than what they owner paid when they bought. However the owners can accept a much lower offer than the list price. Try your offer! This is an affordable way to have a "cottage" on Lake of Bays in Muskoka without the high price tag. Ask the listing agent for details about fractional ownership. This fractional ownership unit is offering the core week - Week 8 (in 2021 starts August 13) plus 4 more floating weeks during each calendar year, two weeks in fall/winter and two weeks in spring/additional. The 4 floating weeks are chosen each September for the following year. The "Priority/Pick" order rotates each year so that if you are #10 pick this year then next year you'll be #1. There are ten fractional units (ten different owners) for each Villa. Annual maintenance fee paid by EACH of these owners for 2021 is \$5508.75 including HST. Villa 15 is in Phase 2 and is located conveniently close to the</p>