



Address	3876 MUSKOKA 118 Road #Belmont	1806 WINDERMERE Road	PT 5 PLAN 35R14682 ELSINORE Islai
MLS®#	40169889	40169424	40168330
Status	Pending	Pending	Pending
Original List Price	\$199,000	\$599,000	\$1,089,000
List Price/List Date	\$199,000 / 09/24/2021	\$599,000 / 09/23/2021	\$1,089,000 / 09/21/2021
Sold Date	09/24/2021	09/27/2021	09/21/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Muskoka Lakes	Muskoka Lakes
Style	2 Storey	Bungalow Raised	
Sewage	Septic	Septic	None
Water	Lake/Shared Well, Well	Lake/Drilled Well	--/Lake
Heating			
Sub Dist/Loc Area	Medora	Watt	Medora
Year Built	2010		
DOM	0	4	0
Basement	Fully Finished, Full Basement	Unfinished, Full Basement	
Beds Total	4	3	
Bath Total	4	1	
Garage			
Acres Total	25-49.99	0.50–1.99	2-4.99
Lot Front/Depth	725.00 /	111.00 /	435.00 /
Sqft AG/Total	2,847	894	
Sqft Total	2,847	894	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Joseph	Three Mile Lake	Lake Joseph
Remarks	<p>Welcome to the Belmont Villa. One-of-kind vacationing in Muskoka, at its finest. The Muskokan offers first class amenities and convenience. The Belmont is a detached 4 bedroom, 4 bath unit offering 2847 square feet of luxurious living space. Simply bring your suit case and enjoy Lake Joseph without the hassle of cottage ownership. This villa offers a gourmet kitchen, fully equipped with custom cabinetry, built-in stainless steel appliances and quartz cuontertops. The great room is spectacular with cathedral ceiling and a beautiful stone fireplace. The master suite is second to none with gas fireplace and its own walkout to a beautiful deck and private hottub. This villa also has its very own sauna/steam room. Nothing was left out during construction: hardwood floors and slate, high quality carpet, designer wood trim, oak stairs and railing, in-suite laundry and central air, all offering modern conveniences situated on a classic Muskoka backdrop. Fractional 5-Week Ownership. Week 3 which guarantees July</p>	<p>Enjoy the picturesque beauty of Muskoka from your 4 season home/cottage. It has been lovingly maintained and boasts long lake views from the full lakeside deck. Direct access to the property via a year round municipal road. This 3 bedroom, 1 bathroom property is located on Three Mile Lake. It features an open concept kitchen, living room, dining area, with modern flooring, 4 piece newly renovated bathroom, and a large unfinished basement. The property offers a gently sloping access to the lake, which provides year round enjoyment from boating, spectacular autumn colours and a variety of winter activities. Enjoy Muskoka scenery and shoreline at its finest. Before retiring, for the day; gather around the fire pit to roast some marshmallows and gaze at the stars. With only a short drive to fine dining, golf and shopping, here is your chance to get on the water! Come spend your 4 seasons in Muskoka.</p>	<p>Spectacular 435 foot west/southwest rock and pine virgin shore pocketed amidst grande estates on central Lake Joseph with wide open views and unassailable privacy. Sun all day and sunsets, over 3 acres of land opportune for land banking or a masterful lake front estate close to Foots Bay and Port Sandfield.</p>



Address	TWIN ISLANDS Island	4267 CHETWYND Road	WILLARD Lane
MLS®#	40167725	40167096	40166958
Status	Pending	Pending	Pending
Original List Price	\$525,000	\$129,000	\$699,000
List Price/List Date	\$525,000 / 09/20/2021	\$129,000 / 09/17/2021	\$699,000 / 09/17/2021
Sold Date	09/21/2021	09/21/2021	09/19/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Parry Sound
District/Municip	Callander	Kearney	Unorganized Centre Parry Sound Distr
Style	Bungalow		Cottage
Sewage	Septic	None	Septic Approved
Water	Lake/Lake/River		Lake/Lake/River
Heating			
Sub Dist/Loc Area	Callander	Proudfoot	Lount
Year Built	1950		
DOM	1	4	2
Basement	None		None
Beds Total	3		3
Bath Total	1		1
Garage			0
Acres Total	0.50–1.99	2-4.99	0.50–1.99
Lot Front/Depth	85.17 /	200.00 /	151.00 /
Sqft AG/Total	1,000		850
Sqft Total	1,000		850
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Lake Nipissing		Deer Lake
Remarks	<p>Just Listed! Beautiful Recreational private island minutes from Hunter's Bay Marine, water access with a private deeded boathouse at Wades Landing available to purchase.</p> <p>Island is a natural setting with cleared walkways for enjoyment. Cottage is very nicely finished with wood panelled walls and ceilings. Cottage comes with many conveniences: fireplace, washroom with large shower, laundry room, kitchen with island and cupboards, washer, dryer, fridge and stove included. Looking for an island retreat, this is a beauty! Call or text your agent to arrange an appointment to view.</p> <p>Immediate possession.</p>	<p>Looking for an affordable retreat in the woods? Privacy, Peace, and Quiet right here!</p> <p>2+ acres of land for you to spend time camping, exploring, resting, away from the rest of the rush and busy-ness of life! There's a large cleared area for parking, stairs to the creek, camping, storage, fire-pit, home-made sauna, solar panel/battery system, and more!</p> <p>The zoning is a mix of HZ and RR, so a conversation with the Town is needed to determine where/if a home could be built on the property. Current owners are including the full trailer, sheds, solar panel system --virtually everything at the site, for you to use!</p> <p>This property is close to the Town of Kearney, Algonquin Park, snowmobile trails, nice lakes, and about 20minute drive off Hwy 11</p>	<p>Deer Lake: Well cared for 3 bedroom, 1 bath cottage, clean and tidy. Beautiful lake views from spacious front porch, or lakeside patio. Evening bon fires in built in fire pit. Many "extras" must be seen to be appreciated.</p> <p>Multiple storage buildings for tools and maintenance equipment. Level private rear yard for extra recreational enjoyment. Side yard patio for picnic dining.</p> <p>Additional Bunkie with multi tiered private decking offering awesome lake views.</p> <p>There is a separate back lot across Willard Lane that also fronts on the year round road. This property is located in an unorganized township - a favourable situation to many. Summer is still here, still much time to enjoy this season!</p>



Address	67 REGENCY Drive	220 BALSAM CHUTES Road	1043 MARINA Road
MLS®#	40166277	40165974	40165621
Status	Pending	Pending	Pending
Original List Price	\$998,000	\$259,900	\$2,700,000
List Price/List Date	\$998,000 / 09/16/2021	\$259,900 / 09/14/2021	\$2,700,000 / 09/14/2021
Sold Date	09/23/2021	09/20/2021	09/26/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Seguin	Huntsville	Muskoka Lakes
Style	2 Storey		1.5 Storey
Sewage	Septic	None	Septic
Water	Lake/Lake/River	River/None	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Seguin	Stephenson	Wood
Year Built	2006		
DOM	7	6	12
Basement	800 Square Feet, Walk-Out, Fully Finished, Full Basement		Unfinished, Partial Basement
Beds Total	5		4
Bath Total	3		0
Garage			
Acres Total	2-4.99	< 0.5	2-4.99
Lot Front/Depth	518.00 /	100.00 / 167.00	327.00 / 0.00
Sqft AG/Total	1,800		1,200
Sqft Total	2,600		1,200
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	RICHMOND LAKE	Muskoka River	Lake Muskoka
Remarks	<p>Welcome to 67 Regency Dr in Seguin Township. This beautiful custom built five bedroom waterfront home sits on a private 3.15 acres only four minutes to Parry Sound. With 518' of highly sought after westerly facing shoreline on the picturesque Richmond Lake. No restrictions on this lake. Enjoy boating, fishing, swimming, Skiing and tubing. The home has a bright and open floor plan which really compliments the stunning elevated views of the lake from pretty much anywhere on the top two floors. There are two main floor walkouts to a large side and rear deck. Most of which is covered for an amazing indoor outdoor space. The main living area has cathedral ceilings and cozy wood burning fireplace. Upstairs is a loft with two bedrooms and a four piece bath. The primary bedroom is on the main floor complete with walk in closet and a three piece semi ensuite / laundry room. Downstairs is fully finished with two more bedrooms a two piece bath, Large rec room and basement walkout.</p>	<p>Here is a rare opportunity to buy a gently sloping lot on the desirable Muskoka River at Balsam Chutes. Well treed throughout with good privacy and beautiful views of the river. This site would be perfect for either a weekend retreat or year round home. *Please note that there is an annual road maintenance fee of \$200.00 which includes snow plowing, etc. Development fees will apply and are the buyer's responsibility.</p>	<p>Rare opportunity to purchase Waterfront Commercial lands on Lake Muskoka. Located adjacent to the east of Walker's Point Marina. Permitted use(s) are found in the document section -your Realtor will have access to this. 12 Accessory uses, main use is zoned for a marina. The property is being sold on an "as is, where is" basis. No representations or warranties from the Seller. The cottage on the property is in disrepair and most buyers would likely tear it down. Age of building unknown-at least 50 years old. Old cribs lie underneath the water, so approaching by boat you need to exercise caution. The owners are in residence so notice is required. This would be an ideal "landing" for one or several islanders in the Beaumaris - Walker's Point - Browning Island areas to develop. Assessed frontage is 327' with 2.7 acres, located off municipally maintained Marina Road. Offer presentation date is set for September 30th, 2021 as per seller's request. Please submit offers by 10 a.m. Please allow 24 hours</p>



Address	. CAMP LAKE Road	1020 BIRCH GLEN Road #V6-W7 or V	9 ISLAND 20C
MLS®#	40165287	40163401	40163165
Status	Pending	Pending	Pending
Original List Price	\$249,900	\$109,900	\$749,900
List Price/List Date	\$249,900 / 09/17/2021	\$109,900 / 09/10/2021	\$749,900 / 09/09/2021
Sold Date	09/23/2021	09/20/2021	09/22/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Lake of Bays	Lake of Bays	Carling
Style		2 Storey	Bungalow
Sewage	None	Sewer (Municipal)	Septic
Water	--/Lake	Lake/Municipal	Bay/Lake/River
Heating			
Sub Dist/Loc Area	Finayson	McLean	Carling
Year Built			1995
DOM	6	10	13
Basement			Unfinished, Crawl Space
Beds Total		3	3
Bath Total		3	1
Garage			
Acres Total	2-4.99	10-24.99	2-4.99
Lot Front/Depth	330.00 /	1,000.00 /	210.00 / 0.00
Sqft AG/Total		1,914	1,100
Sqft Total		1,914	1,100
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Camp Lake	OF BAYS	Georgian Bay
Remarks	If privacy, tranquility and peace is what you have been searching for this 2+ acre, waterfront building lot on sought after Camp Lake could be exactly what you need. A rare opportunity on the edge of Algonquin Park, this water access lot features 330 feet of frontage, towering mature trees, breathtaking sunsets and backs onto crown land. Spend the summer months boating, canoeing, fishing and swimming on this pristine lake and the winters snowshoeing, cross country skiing or snowmobiling. Get back to nature and start turning your ideas into reality. This property can only be accessed by boat. Please contact the listing agent for further information.	Amazing fractional ownership opportunity awaiting (five weeks per year) (Week 2 OR Week 7 are available!) Located in beautiful cottage country on Lake of Bays, this 2-storey Villa offers 3 bedrooms and an additional living room/den, which can easily be turned into a fourth bedroom, as it has a large pullout couch. This unit is steps away from the waters edge, boathouse and the clubhouse & swimming pool. This purchase is NOT a time-share. Weeks still available for 2021 Week 2 is December 19-16; Week 7 are October 10-17 and December 5-12. Weeks 2 in 2022 are: January 9th-26th, July 1st-8th (fixed) & September 11th-18th (other 2 weeks still to be chosen); Weeks 7 in 2022 are: March 13th-20th, June 19th-26th & August 2nd-9th (fixed). Come and enjoy on site amenities such as pool, games room, water activities such as kayaking, canoeing, paddle boards, moor your own boats, two beaches, and more. The WIFI connection and cable TV make sure even your kids stay connected with the	Spectacular views & crystal clear blue water with 210 ft of water frontage on 2.24 picturesque private acres! This immaculate 3 season home on Horse Island features 2 docks, one with marine rail & clean, deep water, the second with sandy, protected and shallow entry to crystal clear water. Vaulted ceiling, wall of windows & 5 walk outs to a huge wrap around deck are just a few of the features of this custom built home (1995) that includes 3 bedrooms, 2 with walk outs to decking and full water views, wood stove, septic system, and hardwood floors. Beautiful woodstove and electric baseboard heat if required, but rarely needed with extra attention paid to the construction, including the insulation. Enjoy seemingly endless boating on Georgian Bay w its 30,000 islands to explore. Great for all boating activities, swimming, fishing and all that Georgian Bay has to offer. Bunkie with hydro, great for guests! Don't miss out on this unique waterfront property with all of the special features including a million dollar view!



Address	15 GINNIE Street	1630 MR38 RAGGED RAPIDS Road	25 PEN LAKE POINT UNIT 401 Road
MLS®#	40162741	40162721	40160476
Status	Pending	Pending	Pending
Original List Price	\$299,000	\$279,900	\$950,000
List Price/List Date	\$299,000 / 09/10/2021	\$305,000 / 09/08/2021	\$950,000 / 09/03/2021
Sold Date	09/21/2021	09/23/2021	09/23/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Parry Sound	Muskoka Lakes	Huntsville
Style	Bungalow		1 Storey/Apt
Sewage	Sewer (Municipal)	None	Sewer (Municipal)
Water	Municipal/--	River/None	Lake/Municipal
Heating			
Sub Dist/Loc Area	Parry Sound	Monck (Muskoka Lakes)	Chaffey
Year Built	1963		2019
DOM	11	15	20
Basement	785 Square Feet, Walk-Up, Fully Finished, Partial Basement		None
Beds Total	3		3
Bath Total	1		2
Garage			
Acres Total	< 0.5	2-4.99	
Lot Front/Depth	82.48 / 66.03	800.00 / 0.00	/
Sqft AG/Total	833		1,211
Sqft Total	1,618		1,211
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Moon River	Peninsula
Remarks	Make this house your home! Good bones, well-built and the ideal canvas to create the living space perfect for your family. This 3 bedroom, 1 bath home sits on a corner lot in a quiet area close to schools, 2 well-kept and cared for kids playgrounds, an off leash dog park all within minutes from the conveniences of downtown. Property is a 0.13 acre lot with 1,617sq.ft. of living space. Main floor offers open concept kitchen, living & dining room, 2 bedrooms and 4 piece bathroom. The partial basement holds 1 bedroom, utilities, storage and laundry room. Central Air, 30 year shingles replaced in 2018 with efficient natural gas heat added in 2006 and new windows on main level in 1993. Taxes 2021 \$2,471, hydro approx. 2021 \$640, natural gas approx. 2021 - \$550. As per the Town of Parry Sound the buyer will need to install a water meter within 3 months of closing. Offers will be held until Tuesday Sept 21st 2021. This is the perfect home for starting a family or to enjoy retirement, call to set up a showing.	Just minutes from Bala this 3 acre lot has 800 ft of waterfront on the Moon River. Mature hemlocks & mixed bush. Basic driveway is in from ragged rapids rd. Its flagged both sides & the point of the triangle of the lot by GPS coordinates Snow mobile trail beside road as well for winter fun. Build your dream retreat on this private waterfront. Township to provide legal address.	Here is your opportunity to purchase a spectacular 3-bedroom condo with stunning southern views over Peninsula Lake from the top floor balcony. Stepping out of the living room onto the large round balcony, you can feel the stress leave your body as you take in the endless view of where the water meets the sky. A well appointed floor plan offers 3 bedrooms, 2 bathrooms and an open concept kitchen, living, dining room. This unit is being offered fully furnished, turn key with all of the modern finishes of and a fully-equipped kitchen. Enjoy the beach, swimming pools, hot tubs, and gym, plus full use of canoes, kayaks, paddle-boards, skis, snowshoes, skates, hockey equipment, and other recreational activities at your doorstep. Being an owner at Deerpark has its perks with discounts for spa services, golf and restaurants. Explore the grounds of Deerpark Resort or take a short drive to Algonquin Park, Arrowhead Park or the Limberlost Forest to fulfil the need for nature. No up-keep, no



Address	5 SEVERN RIVER	42 REDWING Drive	2360 ETWELL Road
MLS®#	40159951	40153177	40150700
Status	Pending	Pending	Pending
Original List Price	\$374,900	\$975,000	\$300,000
List Price/List Date	\$374,900 / 09/01/2021	\$975,000 / 08/10/2021	\$300,000 / 08/07/2021
Sold Date	09/21/2021	09/24/2021	09/24/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Gravenhurst	Huntsville
Style	1.5 Storey	Backsplit	
Sewage	Septic	Septic	None
Water	Lake/Lake/River	Lake/Lake/River	Creek/None
Heating			
Sub Dist/Loc Area	Monck (Muskoka Lakes)	Gravenhurst	Huntsville
Year Built	1964	2005	
DOM	20	45	48
Basement	None	Exposed Rock, Unfinished, None	
Beds Total	3	3	
Bath Total	1	1	
Garage	0		
Acres Total	0.50–1.99	0.50–1.99	100+
Lot Front/Depth	163.00 / 253.88	87.00 /	1,350.95 / 3,369.92
Sqft AG/Total	1,000	1,200	
Sqft Total	1,000	1,200	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Cain Lake	Loon Lake	Wallington Creek
Remarks	Looking for somewhere to escape the chaos of the city, the traffic, and the noise? How about a vacation spot in the heart of Muskoka Lakes? If so, this cottage is the perfect spot for you. Great waterfront location on Severn River leading into Cain Lake. This boat access-only, 3 bedrooms 1 bathroom cottage is all about the location and is ideal for your own private getaway. Off the main channel of water means more waterskiing or tubing, and less boater traffic. Take a boat ride through the Trent Severn Waterways and enjoy the stunning views as summer slowly fades into fall. Sitting around a fire at the end of the day, snuggled up, and enjoying all that nature and your own little oasis has to offer, makes for a relaxing end to an enjoyable day. The calming sounds of the river and the breeze gently blowing the trees are sure to make waking up and falling asleep much easier. Don't delay, book your showing to see all the potential this over half an acre of land property has to offer.	The perfect spot for family gatherings on desirable Loon Lake. Perched on 87 feet of shoreline with 0.575 acres, sunny South West stunning views of over 600 feet scenic Provincial Park Lands across the shoreline & spectacular Muskoka sunsets. Big lake lifestyle on a small lake budget, Loon Lake is great for swimming, paddling, water sports, fishing & boating with access to Turtle Lake. Solidly built 1,200 square foot adored family cottage recently renovated & ready for your finishing touches. Offering 3 bedrooms, 1 bathroom, upper open loft area great for guests. Lovely white kitchen with black accents give a clean stylish look, tons of counter space, a butcher block island, good storage, double kitchen sink below a large picture window. Dining area with comfortable seating for 6 plus 3 at the island. Charming cottage living room with cathedral ceilings, a wall of windows, 3	Quiet, complete retreat, but only 15 mins from Huntsville and 20 mins from Rosseau. Canoeing, bike riding, lake with beach 3 miles away (12' aluminum included). Hunters and fishers paradise - deer, moose, geese, ducks and trout. Hey Snowmobilers - 1300' to main snowmobile trail that goes from Orillia all the way to Parry Sound! Year round county Rd - Hydro at lot corner. Two potential building lots. Enjoy Muskoka colors in the fall.



Address	285 STEAMSHIP BAY Road #304	1118 NORTH Drive #4	AIRPORT Road
MLS®#	40148171	40146025	40143732
Status	Pending	Pending	Pending
Original List Price	\$250,000	\$3,575,000	\$249,000
List Price/List Date	\$250,000 / 07/28/2021	\$3,345,000 / 07/21/2021	\$249,000 / 07/18/2021
Sold Date	09/26/2021	09/18/2021	09/24/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Gravenhurst	Muskoka Lakes	Joly
Style		Bungalow	
Sewage	Sewer (Municipal)	Septic	None
Water	Bay/Municipal	Lake/Drilled Well	
Heating			
Sub Dist/Loc Area	Gravenhurst	Medora	Joly
Year Built	2008	2011	
DOM	60	59	68
Basement	None	Walk-Out, Fully Finished, Full Basement	
Beds Total		3	
Bath Total		4	
Garage			
Acres Total	0.50–1.99	5-9.99	5-9.99
Lot Front/Depth	188.00 / 0.00	468.00 /	399.00 /
Sqft AG/Total		3,112	
Sqft Total	83,560	3,112	
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Muskoka Bay	Bruce Lake	
Remarks	Resort Accommodation for sale on Lake Muskoka! Own this TWO bedroom/TWO bathroom 'Douglas fir' model suite at the Residence Inn at the Muskoka Wharf in Gravenhurst. Be part of the changes happening in this welcoming community. Adjacent to the Muskoka Boat and Heritage Centre, this relaxed, lakefront extended-stay hotel is 2 km from the Bethune Memorial House National Historic Site, across the road to the seasonal weekly farmers market, restaurants and shoppes. The Suite is warmly furnished with WI-FI, flat-screen TVs, desk, Kitchen, living area, gas fireplace and balcony with a lake view to the south. Perks include parking, indoor pool, a hot tub, an exercise room, coin laundry, business centre. There's also a grocery delivery service, a 24/7 convenience store and a BBQ area.	Custom built year round cottage set on the sandy shores of friendly Bruce Lake, with 468 feet of sunny southern warming exposure, breathtaking views and perfect privacy. Truly a natural oasis of 7.49 Acres with walking trails on the property, a rock bluff, lush natural plantings and gardens, and a babbling brook to fill every sense with fresh tranquility. The property is located in the heart of Muskoka and only minutes to world class golf and dining, a lake perfect for waterskiing and fishing, paddling and swimming, yet still retains peace and tranquility. Year round activities and beauty are available to you today at this special offering. <ul style="list-style-type: none"> Built in 2011 Passive solar geothermal South exposure Walking trails, natural oasis, very private Wall of rock establishes interesting terrain and privacy, babbling stream Friendly lake 	Attention Pilots! Here is a rare opportunity to put your hanger on your property and taxi right onto the runway. This 5+ acres would be a great place to have your home or cottage. South River public access is directly across the road at the northeast corner, launch your boat or float plane here, maybe just take a dip! The land is mixed forest with access via year round municipal road and off the road allowance that has been opened enough for float planes to go between the South River and the airstrip. There is hydro available on Airport Road.



Address	LOT 560 LITTLE LONG LAKE	1003 MATTHEWS Drive #C5 12SB	HWY 124
MLS®#	40141587	40137020	40130413
Status	Pending	Pending	Pending
Original List Price	\$397,500	\$259,900	\$179,900
List Price/List Date	\$335,000 / 07/12/2021	\$259,900 / 07/01/2021	\$150,000 / 06/16/2021
Sold Date	09/25/2021	09/17/2021	09/23/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Parry Sound
District/Municip	Unorganized Centre Parry Sound Distr	Muskoka Lakes	Strong
Style	1.5 Storey	2 Storey	
Sewage	Gray Waste	Septic	None
Water	Lake/None	Lake/Drilled Well, Other	None/--
Heating			
Sub Dist/Loc Area	Wilson	Watt	Strong
Year Built	2008	2010	
DOM	75	78	99
Basement	None	None	
Beds Total	1	3	
Bath Total	0	3	
Garage	0		
Acres Total	5-9.99	2-4.99	25-49.99
Lot Front/Depth	243.00 / 1,330.00	164.99 /	/
Sqft AG/Total	522	2,275	
Sqft Total	522	2,275	
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Little Long Lake	Rosseau	
Remarks	Here is your opportunity to own a fabulous water access cottage on Little Long Lake. This off grid gem shows pride of ownership. The Post and Beam, Board and Batten constructed cottage sits on a well treed 9.5 acres with 243 feet of clear, sandy, spectacular, south facing shoreline. Plenty of dockage (6' x 24') for your water toys along with a floating raft to set up and dive into the deeper water. Cottage is powered by 4 solar panels (2019) with inverter and the interior provides you with 1 bedroom plus loft. Enjoy the screened in porch or sit by the water on the 12' by 12' dock or under the gazebo. Hydro & Bell at lot. Comes with all contents; BBQ; tools, 2 generators (5000W and 3000W); 2- 14 foot aluminum boats: 1 Starcraft, wide body, with 30 HP Johnson motor (1997) and 1 Springbock with 15 HP Yamaha 4 stroke, electric start motor. Little Long Lake is a part of the well known Pickerel River System offering 40+ miles of boating & fishing. OFSC snowmobile trails at your doorstep.	LIMITED OPPORTUNITY FOR 1/4 OWNERSHIP - Luxury equity fractional ownership awaits at "The Cottages at Windermere" overlooking beautiful Lake Rosseau. This offering in Cottage #5 (12SB) includes 12 weeks of truly carefree Muskoka enjoyment - including 3 PRIME SUMMER WEEKS - in an intimate setting of only 6 cottages. Cottage #5 is ideally situated for exceptional privacy & taking in those long lake views from the main covered porch and the upper wrap-around terrace. Plenty of room for family and friends with 3BRs plus den (sleeps 8), 2,275 sq.ft. interior plus over 800 sq.ft. of outdoor space to enjoy. Property sits adjacent to the historic Windermere House lakeside resort where 5-star service at restaurants, spa, fitness centre and more are only steps away and accessible to you as an owner. South-west exposure, amazing lake views. Sand beach, public docking, marina amenities & golf course are also conveniently at hand. Want to see what	29.125 Acres in Paradise!! Beautiful rural lot for sale 4 minutes to Sundridge Ont. on Highway 124 W The views are awesome with plenty of building sites and flat campsites to enjoy nature. Not far from many lakes and conveniences of Sundridge stores, this is your oasis away from all the hustle and bustle so come and see it today.



Address	9 TONDERN Island	310 NOAH'S Road
MLS®#	40128084	40116130
Status	Pending	Pending
Original List Price	\$2,395,000	\$500,000
List Price/List Date	\$2,095,000 / 06/23/2021	\$500,000 / 05/18/2021
Sold Date	09/23/2021	09/26/2021
Sale Price		
Region (CoP)	Muskoka	Parry Sound
District/Municip	Muskoka Lakes	Magnetawan
Style	3 Storey	Cottage
Sewage	Septic	None
Water	Lake/Lake/River	River/None
Heating		
Sub Dist/Loc Area	Monck (Muskoka Lakes)	Magnetawan
Year Built	1910	1985
DOM	92	131
Basement	Exposed Rock, Unfinished, Crawl Space	None
Beds Total	9	0
Bath Total	2	0
Garage		
Acres Total	2-4.99	100+
Lot Front/Depth	580.00 / 450.00	1,800.00 /
Sqft AG/Total	3,512	800
Sqft Total	3,512	800
Waterfront Y/N	Yes	Yes
Waterfront Name	Lake Muskoka	Distress
Remarks	OVER 4.5 ACRES AND 580 FEET OF FRONTAGE ON MAINLAND-CONNECTED TONDERN ISLAND (LAKE MUSKOKA). Year round property access via golf cart, snow mobile or boat. A rich piece of Muskoka history awaits. This grand summer home features desirable long views of Lake Muskoka, expansive grounds containing a beautiful forest with towering hemlocks, rocky outcroppings, and a bay with its own sandy beach. The lot size affords severance potential without the risk of crowding the current structures, or you could create the ultimate family compound. The main cottage (currently seasonal use) offers 3500 sq.ft. of living space, and a wide wraparound screened-in porch with forest and water views. The four-slip two-storey boathouse in the bay hosts a complete extra living space with a full bathroom, separate bedroom, kitchen with stove and fridge, and a large deck for entertaining. The natural shoreline is a varied mixture of deep, shallow and sandy entry points, perfect for	Perfect OFF THE GRID property! 200 acres with crown land to the south and hundreds of acres of crown land to the east. The Distress River runs through the property with over 1800 feet of river frontage on each side. Approx. 11 Acres located next to the river has been cleared, the remainder consists of mixed forest, trails, creek and beaver ponds. There is an old 20 X 40 building next to the river that could be restored as a cottage. There is also an old log cabin that has a failed foundation. For the hunter there is a tower with hut to watch for game in the field area. The Distress River flows out of spring fed Eagle Lake and deposits in the Magnetawan River system. Great for cooling off on those hot summer days, doing some fishing, going for a paddle and a water source. Just the type of property that those looking to be totally private and off-the-grid. Access is via right-of-way through 2 private properties beyond a year round municipal road.