



Address	1083 TRILLIUM Road #5	143 ISLAND R60 (TOBIN ISLAND)	1094 PROSPECT LAKE Road
MLS®#	40161823	40161646	40160976
Status	Pending	Pending	Pending
Original List Price	\$13,900,000	\$1,995,000	\$549,000
List Price/List Date	\$13,900,000 / 09/07/2021	\$1,995,000 / 09/04/2021	\$549,000 / 09/03/2021
Sold Date	09/14/2021	09/06/2021	09/05/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Muskoka Lakes	Bracebridge
Style	2 Storey	Bungalow	Bungalow Raised
Sewage	Septic	Septic	Septic
Water	Lake/Other	Lake/Lake/River	Dug Well/--
Heating			
Sub Dist/Loc Area	Medora	Medora	Draper
Year Built	2018		
DOM	7	2	2
Basement	1,000 Square Feet, Unfinished, Partial Basement	Unfinished, Crawl Space	986 Square Feet, Fully Finished, Full Basement
Beds Total	6	4	3
Bath Total	6	3	1
Garage			
Acres Total	2-4.99	10-24.99	10-24.99
Lot Front/Depth	725.00 /	310.00 /	/
Sqft AG/Total	5,500	2,800	986
Sqft Total	6,500	2,800	1,972
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Muskoka	Lake Rosseau	
Remarks	Undeniably the most splendid lake house. The bar has been raised to display the utmost craftsmanship, design and stunning decor to make this offering unprecedented. This astounding 5500 sq. ft. masterpiece compliments the elegant point of land in the coveted locale of Kennedy Point. The point boasts over 725ft. of pristine shoreline, the most breathtaking 260-degree views and the utmost privacy. Ultimate luxury is enjoyed throughout. The main foyer, boasts dramatic two storey ceilings, and leads to a well-appointed floor plan which flows with ease throughout. Principal rooms benefit from the walls of glass. The 2-sided fireplace is shared with the Grand room and the Muskoka room, while the family room enjoys a wood burning fireplace. Several walkouts allow for full use of the spacious entertainment deck. The master suite is located on the main level while the second level accommodates 5 more bedrooms, three of which have private suites. Complementing the	Classic Muskoka Look infused with Chic Contemporary comforts awaits at this South Lake Rosseau island jewel minutes from the ever Beloved Port of Windermere. Idyllic Family cottage privately nestled amidst 15 acres of forest and 310 assessed feet of stunning beach & swim friendly shores. The views are magnificently endless from shore & cottage. 4 well sized main floor bedrooms include a luxurious Lakeside primary suite wing with walk in closet, double sink vanity and luxe steam shower. 3 additional bedrooms are comprised of the ever adorable "Jack & Jill" configuration with 4-piece contemporary bath & 1 extra 3-piece for the pretty waterside bedroom complete with lakeside walkout. Stunningly spacious Principal living area boasts "Hamptons" fresh white-washed dramatically high vaulted living room ceiling, gorgeous floor to ceiling stone tile stacked Fireplace, warm wood floors throughout & a gorgeous array of lakeside Windows frame dreamy views from every	A must see! This gem of a property, with 20 acres has a roomy 3 bedroom home surrounded by an outdoor paradise. Tucked away in the heart of Muskoka less than 20 minutes from Bracebridge. Your family can enjoy both the privacy and conveniences you've been searching for! Whether you've dreamed of owning a hobby farm, love outdoor activities, or simply crave a slice of Muskoka, this property is for you. The house boasts an open concept layout, large kitchen with loads of cupboards, a quaint balcony perfect for your morning coffee, and a woodstove to keep you cozy. Harvest veggies and fresh cut flowers from your gardens and enjoy summertime meals in the Muskoka room off the kitchen. Entertain friends and family on your back deck, complete with a built in bar. A large, level backyard is great for kids' activities and just steps away from an easy-to-access treehouse. Formal and informal gardens with a water feature create beautiful spots to stroll and putter, while sheds of all



Address	1013 FIELDALE Lane	389 SOUTH FAIRY LAKE Road	36 BEAVER Trail
MLS®#	40160841	40160787	40160563
Status	Pending	Pending	Pending
Original List Price	\$799,000	\$899,000	\$999,000
List Price/List Date	\$799,000 / 09/03/2021	\$899,000 / 09/02/2021	\$999,000 / 09/03/2021
Sold Date	09/07/2021	09/06/2021	09/12/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Lake of Bays	Huntsville	McDougall
Style	Bungalow	Bungalow	2 Storey
Sewage	Septic	Septic	Septic Approved
Water	Lake/Lake/River	Lake/Lake/River	Lake/Drilled Well
Heating			
Sub Dist/Loc Area	Sinclair	Brunel	McDougall
Year Built			1987
DOM	4	4	9
Basement	Development Potential, Separate Entrance, Walk-Out, Partially Finished, Partial Basement	1,258 Square Feet, Development Potential, Walk-Out, Partially Finished, Full Basement	Unfinished, Crawl Space
Beds Total	3	3	3
Bath Total	1	2	3
Garage	2	0	2
Acres Total	0.50–1.99	< 0.5	2-4.99
Lot Front/Depth	128.00 / 186.00	100.00 / 114.00	370.00 /
Sqft AG/Total	1,168	1,376	2,100
Sqft Total	1,168	2,634	2,100
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Rebecca Lake	Fairy Lake	Strathdee Lake
Remarks	Welcome to this adorable 3 bedroom cottage on beautiful Rebecca Lake. Nestled at the end of a quiet bay with wonderful privacy, long views of the lake & only a couple of neighbours on the same bay. Enjoy the waterfront with all day sun on the family-friendly sandy beach, large dock and spacious cottage decking. Shady grassy areas under tree canopy to enjoy as well. This cottage been renovated over the past several years with a gorgeous kitchen, beautiful bathroom with large walk-in shower, and updated foyer/laundry area. The open concept living/dining/kitchen with a cozy propane fireplace and vaulted ceiling enjoys great views over the waterfront. The cottage is currently used 3-seasons, but has potential for year round use as the water line from lake is heated, there is a propane fireplace and an oil furnace (not been used during sellers' ownership). Laneway from Fieldale Rd. would need to be plowed for year round use. Detached double garage (20' x 25') with hydro. Rebecca Lake is connected to	Cozy 3 bedroom 1.5 bath home or cottage located on a dead-end street on prestigious and highly sought after Fairy Lake. This home offers a great location close to town, and loads of potential to improve on what exists, or use of the interim while you dream up your future waterfront home or cottage. 100 feet of south facing waterfront on desirable four lake chain near the entrance to the Muskoka River. Boat to shopping, boat to dining, boat to golf, or even boat to work and school! A gently sloping, open lot with treed privacy on the side yards offers lots of room to spread out and relax. Inside you will find an eat-in kitchen, large living room with lakeside balcony, a huge master with 2 walk-in closets, sliding door to balcony, and water views: start your day right with a beautiful view over Fairy Lake. Continuing on, there are 2 additional bedrooms, and a 4 piece bath. The lower level offers a large rec-room with Natural Gas fireplace, walk-out to the lakeside yard, spacious utility/storage room with natural gas	Beautiful year round Lakehouse sits on a 2.26 ac lot with 370 ft. shoreline on Strathdee Lake. Enjoy south west exposures & privacy at this large treed property with open areas, gardens, and large level area at the waterfront to enjoy bonfires, games, relaxing in the sun and family gatherings, plus a forest trail to a 2nd waterfront area with newer dock for those sunset views down the lake. Enjoy great swimming, boating, fishing & canoeing - or kayak into nearby Campbell Lake. The fully furnished home has many quality recent upgrades in the past couple years including: new metal roof, all new triple glazed windows, new doors, bright and beautiful kitchen with quartz countertops, motion activated under cabinet lighting, stainless appliances, propane fireplace and more. This rare gem features vaulted ceiling living room, Muskoka room, family room with woodstove and huge decks facing the lake. Plenty of room for family and friends with 3 bedrooms, 2.5 bathrooms (primary bedroom ensuite) plus



Address	2235 124 Highway	1020 ANDERSEN Road	45 JOSEPH Street
MLS®#	40160386	40160032	40159220
Status	Pending	Pending	Pending
Original List Price	\$550,000	\$369,000	\$495,000
List Price/List Date	\$550,000 / 09/01/2021	\$369,000 / 08/31/2021	\$495,000 / 08/30/2021
Sold Date	09/13/2021	09/08/2021	09/05/2021
Sale Price	\$650,000		
Region (CoP)		Muskoka	Muskoka
District/Municip	Whitestone	Bracebridge	Georgian Bay
Style	Bungalow	Backsplit	Bungalow
Sewage	Septic	Gray Waste	Sewer (Municipal)
Water	Lake/Lake/River	River/Lake/River, Other	Municipal/--
Heating			
Sub Dist/Loc Area	Whitestone	Draper	Freeman
Year Built		1940	
DOM	12	8	6
Basement	Unfinished, Crawl Space	None	152 Square Feet, Partially Finished, Partial Basement
Beds Total	3	2	2
Bath Total	1	1	2
Garage	1		0
Acres Total	0.50–1.99	< 0.5	< 0.5
Lot Front/Depth	264.00 /	190.00 /	66.00 / 132.00
Sqft AG/Total	800	554	1,323
Sqft Total	800	554	1,475
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Whitestone Lake	Muskoka River	
Remarks	Beautiful Lakehouse with municipal road access on big Whitestone Lake. This 3 bedroom and 1 bathroom can be your 4 season cottage or your year round home heated with a forced air oil furnace. The property is absolutely gorgeous, flat, has 264 feet of shoreline, deep water at the end of the dock and a very large gentle entry beach. There is a dry boathouse that sleeps 4 up top and a separate single car garage. The cottage has a new heated water line, spray foam crawl space, newer copper wiring in the cottage, 2007 septic system with new tank and leaching bed, new privacy fence, 2 driveways, newer hot water tank and nice mature trees. Offers will be reviewed September 13. Click on media for the video.	Imagine owning your own private island on the Muskoka River with road access! Connected to the mainland by a foot bridge this is a one of a kind opportunity. If privacy, peace and quiet are what you're looking for, you've found it. The 2 bedroom cottage comes completely furnished with almost everything you need to start cottaging. Impeccably maintained over the years, there is a generous living room with good natural light, kitchenette and three piece bath with composting toilet. Enjoy canoeing, kayaking and motor boating on Little Orillia Lake and the Muskoka River. Island has a grey water pit that needs to be improved as per the town of Bracebridge and electricity has been disconnected and new service is required. Access is via shore road allowance owned by Orillia Power.	This move-in ready, newly renovated and cozy 2 bed, 2 bath home with open concept layout lends to a bright and airy feeling while the propane fireplace brings a sense of warmth and invitation. The back yard is perfect for dogs and children. This home would be very suitable for a retiree, professional couple or a young family just starting out. The bedrooms offer ample room and closet space. The well appointed, newly renovated Kitchen provides sprawling counter space and plenty of storage. Walking distance to a host of amenities, including community center, arena, LCBO, restaurants and downtown beach. On municipal water and sewage. Easy access off of HWY 400, 25mins to Parry Sound and 15mins to Port Carling. New shingles (2021)



Address	62 SHORELINE Drive	31 DAIRY Lane #103	PEVENSEY Road
MLS®#	40158549	40157360	40156835
Status	Pending	Pending	Pending
Original List Price	\$529,000	\$375,000	\$120,000
List Price/List Date	\$529,000 / 08/27/2021	\$375,000 / 08/26/2021	\$120,000 / 08/22/2021
Sold Date	09/10/2021	09/10/2021	09/09/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Bracebridge	Huntsville	Strong
Style	2 Storey	1 Storey/Apt	
Sewage	Sewer (Municipal)	Sewer (Municipal)	None
Water	River/Municipal	River/Municipal	
Heating			
Sub Dist/Loc Area	Bracebridge	Huntsville	Strong
Year Built	1994	2001	
DOM	14	15	18
Basement	Unfinished, Crawl Space		
Beds Total	3	1	
Bath Total	3	1	
Garage	1	1	
Acres Total			0.50–1.99
Lot Front/Depth	/	/	169.00 /
Sqft AG/Total	1,405	780	
Sqft Total	1,405	780	
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Muskoka River	Muskoka River	
Remarks	SHORES OF MUSKOKA ESTATES - THE LIFESTYLE YOU'VE BEEN WAITING FOR! An enclave of 70 townhomes wrapping around the Muskoka River. Docking privileges available. Boat to Lake Muskoka, Rosseau & Joseph. Jump in the river for a refreshing swim! Take a leisurely stroll uptown along the river and over the falls for shopping and dining. Just move in and enjoy! All the updating has been done! Beautifully upgraded 3 bedroom 2.5 bath townhome/condo overlooking the pristine heated pool. Exceptional new appointments abound in this immaculate quality townhome. Stunning brand new spacious kitchen with white shaker cabinets, undermount sink and granite counter top with yards of counterspace with opening to the dining room. Living/dining area overlooking the pool with engineered hardwood flooring and wood burning fireplace. Be the first to use the kitchen and enjoy the new flooring. The whole townhome has been freshly painted and new colonial baseboards throughout. Main floor	Wonderful offering in highly desirable Dairy Lane condo building, this 1-bedroom plus den unit is absolutely meticulous and shows pride of ownership throughout. Located on the main floor for ease of access yet overlooking the beautiful Muskoka River from your own private balcony. Gleaming hardwood floors throughout and neutral updated paint colours provide a beautiful canvas for the next owner to make their own. This beautiful building offers underground parking and private storage locker, elevators and welcoming front lobby. The condo is conveniently located within walking distance to vibrant Downtown Huntsville that provides all amenities, culture and dining options. Sit on the covered balcony with your coffee in the morning overlooking the water or venture down to dip your toes from the gorgeous private dock and waterside seating area. Completely low maintenance with the condo corporation taking care of the grounds, snow removal and upkeep, this is a fantastic hassle free option for any buyer.	If you have been looking for a lot to build your home or cottage on or maybe just camp on, this could be the one! Only a few minutes walk to Public Access on Lake Bernard and a short ride to Sundridge and Hwy 11. This property is 1.6+ acres in size and backs onto Inlet Creek. Located on a year round municipal road with hydro and phone service available. Natural Gas is as close as a few properties away down the road. You will have cell service here as it is located just out-of-town. The lot is level and has been groomed to be a park like setting. The driveway has been installed, trails have been made to take out the dead trees and trim up the good ones. It is ready for you to decide where you would like to build and then cut out the remaining trees for your development. Don't miss this opportunity! Offer date has been set for August 30/21.



Address	13 PATTISON Lane	1610 BEATRICE TOWNLINE Road	154 MAIN Street
MLS®#	40156491	40156249	40156146
Status	Pending	Pending	Pending
Original List Price	\$629,000	\$849,000	\$399,000
List Price/List Date	\$629,000 / 08/20/2021	\$699,000 / 08/20/2021	\$399,000 / 08/20/2021
Sold Date	09/08/2021	09/08/2021	09/03/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Parry Sound
District/Municip	The Archipelago	Muskoka Lakes	Perry
Style	Bungalow	Bungalow Raised	2 Storey
Sewage	Septic	Septic	Septic
Water	Bay/Dug Well	Dug Well/--	Sandpoint Well/--
Heating			
Sub Dist/Loc Area	Archipelago North	Watt	Novar
Year Built			
DOM	19	19	14
Basement	Unfinished, Crawl Space	Development Potential, Exposed Rock, Walk-Out, Partially Finished, Full Basement	Unfinished, Partial Basement
Beds Total	3	6	3
Bath Total	1	3	2
Garage	2	1	1
Acres Total	0.50–1.99	100+	< 0.5
Lot Front/Depth	105.00 / 225.00	/	67.72 / 146.00
Sqft AG/Total	1,200	3,165	1,100
Sqft Total	1,200	3,165	1,100
Waterfront Y/N	Yes	No	No
Waterfront Name	Georgian Bay		
Remarks	Well maintained year-round home with 105 ft. of south facing sheltered frontage on Georgian Bay. This home offers 3 spacious bedrooms with ample closet space, an open concept living area, a custom kitchen with stainless steel appliances, propane fireplace, a walkout to a large sunroom with views of the water, bathroom with walk-in shower and main floor laundry. The 28' x 28' heated garage offers workspace and storage for all the toys. The waterfront boasts 2 docks with shore power, marine rail with winch, horseshoe pit, boat launch, shady trees and night lighting. Other features include pre engineered hardwood flooring, central VAC, air conditioning, heated waterline, UV water purification, generator backup and seamless eaves with Gutter Gard. Access to Crown land from the property for ATV, snowmobiling and hunting. Quick access to Shawanaga Bay and miles of boating and great fishing. A short boat ride to the Ojibway club & Pointe au Baril. Located 35 minutes north of Parry Sound in the	Top 5 things to love about this Muskoka country listing... ***1** LAND: 189 acres of forest, a granite ridge, and a level clearing. Currently zoned for many uses: residential dwelling (primary and secondary units), B&B, farm, kennel, rooming houses, home based business, agricultural, conservation, forestry operation, hunt camp, open space rec, wayside pit or quarry. Seller states that a lot or two can be severed from this land. **2** SPACIOUS HOUSE: This 6-bedroom house, once completed, will offer over 3100 sq ft of finished living space. The house is in need of completion/renovations, although has had a new block foundation over the past 10 years, updated septic system, 1 year old Water Heater and Well Pump. ***3** IN-LAW SUITE: 510 sq ft, 1-bedroom, very private IN-LAW SUITE with level entry and parking at the back of the building. This portion of the home is partially finished, with large picture windows and beautiful forest views. ***4** LOCATION: Year-round	This charming 3 bedroom, 2 bath family home is situated in the heart of Novar only 10 minutes to Huntsville! This quaint home has been well loved and has had many upgrades throughout. The main floor offers a functional mud room with ample storage and sitting area with lots of natural light and floor to ceiling windows which leads into the newly renovated modern kitchen with stainless steel appliances, tile backsplash, breakfast nook, and walk out to huge deck and privately fenced backyard! The spacious dining room allows for family dinners and ample room for entertaining. Main floor bath offers a vintage soaker tub, separate stand up shower and complete 4 piece bath. Off the dining room offers a cozy family room with pine trim accents throughout. Upper level offers a Master Bedroom, and two additional bedrooms, one of which can be your home office! Outside offers, Single car garage, expansive deck, fully fenced private backyard, and firepit,



Address	1814 PORT CUNNINGTON Road	2 IS 500/GEORGIAN BAY Island	1048 SOUTH BAY Road
MLS®#	40152307	40150316	40149115
Status	Pending	Pending	Pending
Original List Price	\$749,000	\$789,500	\$1,500,000
List Price/List Date	\$699,000 / 08/11/2021	\$789,500 / 08/06/2021	\$1,400,000 / 08/03/2021
Sold Date	09/11/2021	09/04/2021	09/05/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Lake of Bays	Georgian Bay	Gravenhurst
Style	Bungalow	Bungalow	2 Storey
Sewage	Septic	Holding Tank	Septic
Water	Spring Well/--	Lake/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Franklin	Georgian Bay	Morrison
Year Built	1924		1990
DOM	31	29	33
Basement	Separate Entrance, Unfinished, Partial Basement	None	Separate Entrance, None
Beds Total	3	3	4
Bath Total	2	1	2
Garage	3		
Acres Total	10-24.99	0.50–1.99	0.50–1.99
Lot Front/Depth	906.00 / 0.00	1,138.45 /	103.00 /
Sqft AG/Total	1,400	1,080	1,537
Sqft Total	1,400	1,080	1,537
Waterfront Y/N	No	Yes	Yes
Waterfront Name	Lake of Bays	Georgian Bay	Kahshe Lake
Remarks	<p>Magnificent 10 acre property in a country setting in Lake of Bays.</p> <p>Close to all amenities that the area has to offer , boating on Lake of Bays, fishing both summer and winter, fine dining at Port Cunningham Resort, golf at Bigwin Island, join the Sailing Club, ride on numerous snowmobile trails or miles of ATV trails. Shopping and grocery needs are close by in Dwight, Dorset, or Huntsville is only a few minutes away.</p> <p>Algonquin Park is less than 30 minutes away for camping, hiking, and canoeing. Everything is here for you to enjoy living in Muskoka.</p> <p>This 3 bedroom bungalow is in excellent shape with all new windows and doors, steel roof, a renovated open kitchen, dining room, family room, den, main floor laundry, and master bedroom with an ensuite plus a walkout to a private hot tub. Plus there is an adorable bunkie</p>	<p>Then this fantastic island cottage is for you! Surrounded by the magnificent, sparkling, clear waters of Georgian Bay, this cottage is less than 5 minutes from the closest marina in Honey Harbour. With 3 + 1 bedrooms (sleeps 12) and 1 bathroom, you can see the sunshine glistening on the water from every room! The spectacular sunroom, surrounded by windows is the perfect place to sit and take in the beauty of Georgian Bay. Shopping, LCBO and restaurants all within a quick 10 minute boat ride. With porches on 3 sides and a sitting area on the 4th, the cottage offers 360 degree views of the water so you can enjoy both the sunrise and the sunset! Whether you are a sun worshipper or prefer enjoying the soft, warm breeze in the shade, this home has a spot for you. 5-6' deep off the end of the dock, plenty of space for children to play, deep water for the swimmer and a gradually declining shoreline for the little ones or those who prefer to only get their feet wet! This cottage also boasts a Bunkie with a queen</p>	<p>Welcome to Beautiful Kahshe lake in Muskoka , located only 1.5hrs from the GTA. This fabulous road access, winterized 1.5 storey family cottage offers a unique design & the views here are divine. A rare find on Kahshe, especially one with this much to offer. With a location close to the water's edge, you feel very connected to the water from multiple decks & picture windows. The second storey, A frame addition was added to the original cottage in the 90's & updated 5 years ago with pp furnace, A/C, new kitchen/bath, decking, flooring, roof. The design has a retro feel & very well suited for families looking to spend memorable times together yet still maintain some privacy distance w 3 level decking, 2 docks, water's edge 3 season Muskoka rm all maximizing the panoramic lake views. You will enjoy the small beach for shallow entry swimming/splashing & the deep water off the sun dock + jet ski dock. Design features such as angled front picture windows, spiral staircase to 2nd flr with mid century Acorn wood</p>



Address	30 RABBIT BAY	2004 RIVERSIDE Drive	1361 FOREMAN Road #14
MLS®#	40148813	40145996	40141103
Status	Pending	Pending	Pending
Original List Price	\$899,000	\$799,000	\$8,295,000
List Price/List Date	\$799,000 / 07/30/2021	\$799,000 / 07/31/2021	\$8,295,000 / 07/27/2021
Sold Date	09/09/2021	09/03/2021	09/13/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Lake of Bays	Unorganized Centre Parry Sound Distr	Muskoka Lakes
Style	Bungalow	2 Storey	Bungalow
Sewage	None	Septic	Septic
Water	Lake/Lake/River	Bay/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Franklin	Wallbridge	Medora
Year Built		1966	2020
DOM	41	34	48
Basement	None	None	2,557 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	1	5	5
Bath Total	1	2	6
Garage			
Acres Total	0.50–1.99	< 0.5	0.50–1.99
Lot Front/Depth	200.00 /	67.20 / 230.54	250.00 /
Sqft AG/Total	600	2,282	2,557
Sqft Total	600	2,282	5,114
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	LAKE OF BAYS	Georgian Bay	Lake Muskoka
Remarks	Fantastic opportunity to build on Lake of Bays. Existing cottage has significant structural issues and is unlikely to be salvaged but existing footprint could provide an excellent opportunity to rebuild close to the waters edge on Rabbit Bay. 200 ft of southern exposure and natural shoreline with great privacy from the dock. Newly established right of way allows for a parking area and access into the property from existing seasonal road.	Located on the shores of Byng Inlet, this year round home is the ultimate Georgian Bay retreat. In the unorganized community of Britt, this winterized home can be a shared family compound or offers the potential to generate income. 2 Units on 2 Levels - 3 bedroom, 4pce. bath, sun porch, 12'X12' Covered deck and open concept living on upper level. Lower level offers 2 bedrooms and a 3pce. bath, open concept living with both units sharing: laundry, games room and large foyer/mud room. Enjoy deep clean water frontage, perfect for docking and swimming. Multi-car parking on a 4- season municipal road. This home sits on a 0.27 acre lot, including back lot with Garage and Crown Lands with the option to purchase, ask for more details on this, see documents. Britt offers easy access to 400 Hwy, offers public school with library, nursing station, volunteer fire department, marina's, post office, LCBO, endless boating & fishing and so much more. Metal roof installed in 2019, updated furnace in	Architecturally pleasing northern Lake Muskoka 4 seasons hideaway nestled in the woods alongside 250 feet (assessed) of curving south to southwest natural shoreline with an idyllic mixture of exposed granite deep water shore and sheltered sandy bottom cove. The cottage unveils over 5,100 sq. ft. of living space, beautifully well appointed, and fully furnished, with soft grey windows, an incredible lakeside wall of glass, 412 sq. ft. "weather-walled" Muskoka room with propane stone fireplace, great room propane stone fireplace, bar area with wine fridge, beautiful kitchen with island, convection stove, wall ovens, panty, powder room, luxurious main floor master with ensuite. Finished lower level holds 4 more bedrooms each and every one with an ensuite, plus a family room with propane fireplace and laundry room with dual washer/dryer setup. 2 furnaces, full back-up generator, extensively landscaped, with night-lighting, hardly any steps to the waterfront on this very gentle, well-treed



Address	4209 MUSKOKA 117 Road #1	1145 CLIFFDENE RD Road	6266 ISLAND 1040 / LITTLE BEAUSO
MLS®#	40140725	40140716	40138074
Status	Pending	Pending	Pending
Original List Price	\$3,999,000	\$1,495,000	\$1,350,000
List Price/List Date	\$3,999,000 / 08/09/2021	\$1,195,000 / 07/30/2021	\$1,350,000 / 07/21/2021
Sold Date	09/08/2021	09/07/2021	09/10/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Lake of Bays	Lake of Bays	Georgian Bay
Style	Contemporary	Cottage	2 Storey
Sewage	Septic	Septic	Septic
Water	Lake/Drilled Well	Lake/Lake/River	Bay/Lake/River
Heating			
Sub Dist/Loc Area	Ridout	Ridout	Georgian Bay
Year Built			1997
DOM	30	39	51
Basement	950 Square Feet, Walk-Out, Fully Finished, Full Basement	Unfinished, Partial Basement	Other, Unfinished, Crawl Space
Beds Total	6	3	4
Bath Total	8	1	3
Garage	5		
Acres Total	2-4.99	0.50–1.99	10-24.99
Lot Front/Depth	362.00 / 400.00	205.00 /	630.00 / 0.00
Sqft AG/Total	5,600	930	2,704
Sqft Total	6,550	930	2,704
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake of Bays	Lake of Bays	Georgian Bay
Remarks	<p>Want to live in a glass house? Have a look at this wonderful new listing on the south shore of Lake of Bays. The house is Bauhaus style; the design - timeless for today, tomorrow and beyond. The location was too special to build the ordinary. It sits on a gorgeous, gently sloping 3.2 acre property with 362 feet of pristine frontage, superb sunsets and super privacy from your neighbours. The entire front of the house is glass...the views mesmerizing. Located half way between Baysville and Dorset, so just a short boat ride to Bigwin Island with its world famous Golf Club and about a 10 minute drive to the Lake of Bays Sailing and Tennis Clubs. Open concept living area makes gatherings and entertaining a breeze. There are 6 extra large bedroom suites, each with a 4 pce bath. Altogether there are 7 1/2 bathrooms. Lower level spa with large hot tub and sauna and a huge games room perfect for all ages and stages. There is enough room to add a little theatre too. Think about this as a blank canvas</p>	<p>Nestled above 205 feet of Lake of Bays shoreline, this three-bedroom charmer (plus insulated 8' x 10' Bunkie) boasts spectacular west-facing views of Reuben Island and The Narrows beyond. A four-minute drive to Dorset with excellent cell and internet reception, this 3-season cottage offers superb privacy while providing accessibility to all amenities.</p> <p>The principal bedroom has ensuite privileges as well as a 'workspace with a view'. The dining room, with 3-sided floor-to-ceiling views of the water, is a perfect space for a family to gather for meals or games while the sun sets.</p> <p>Four viewing decks, including a screened-in games room and separate workshop, line the descent to the water. The upper-level deck off the dining room provides a cool breeze and almost no bugs. There are good stairs to the waterfront (about 70) from the cottage. Once at the shore, the L-shaped dock leads out to a</p>	<p>SITTIN ON TOP OF THE WORLD. How would you like to have a one of a kind 16.84 acre property with 630 feet of rocky Georgian Bay shoreline and the most private setting in Honey Harbour? This four season, two Storey cottage, has all the creature comforts including...</p> <p>-Designer kitchen -Spacious timber frame ceiling living areas -Private and well appointed master /ensuite</p> <p>-Spacious Rec room -Approx 2,000 sq ft of wrap around decks on two levels complete with hot tub, large grill and ample seating with spiral staircase to the upper level -Double slip floating boathouse -Quiet and sheltered cove only 10 minutes by boat from Honey Harbour.</p> <p>Amazing elevated south west views of Beausoleil Island National park with countless nature trails at your door step.</p>



Address	31 WESLEY Road	60A SEGUIN Street	40 A510 Island
MLS®#	40137925	40137386	40130765
Status	Pending	Pending	Pending
Original List Price	\$750,000	\$279,000	\$1,195,000
List Price/List Date	\$849,000 / 07/14/2021	\$279,000 / 07/05/2021	\$1,195,000 / 06/18/2021
Sold Date	09/13/2021	09/10/2021	09/08/2021
Sale Price	\$825,000		
Region (CoP)		Parry Sound	Parry Sound
District/Municip	Georgian Bay	Parry Sound	The Archipelago
Style	Cottage	Bungalow	Chalet
Sewage	Septic	Sanitary	None
Water	Lake/Lake/River	Municipal/--	Bay/None
Heating			
Sub Dist/Loc Area	Freeman	Parry Sound	Archipelago North
Year Built	2001	1965	1956
DOM	61	67	82
Basement	None	Exposed Rock, Unfinished, Crawl Space	Exposed Rock, Unfinished, Crawl Space
Beds Total	2	2	1
Bath Total	1	1	0
Garage			
Acres Total	0.50–1.99	< 0.5	5-9.99
Lot Front/Depth	196.00 /	40.73 / 122.41	/
Sqft AG/Total	940	560	784
Sqft Total	940	560	784
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Myers Lake		Georgian Bay
Remarks	<p>Memories are ready to be made on Myers Lake. This super-level waterfront lot is surrounded by mature trees and is perfect for tons of family fun. Parents can watch kids have fun in the sun from the spacious deck. Not only does the property have close to an acre of land it also comes with 1/5 ownership of 83 acres of zoned open space land for ATVing, snowmobiling, and all nature enthused activities. The cottage has a spacious loft currently used for extra sleeping, as well as 1 bed 1 bath. There is some finishing to be done so bring your ideas and finish it to your own tastes. With the year-round access road and partially winterized cottage, you can enjoy this property in every season. The cottage comes furnished and is ready for your finishing touches!</p>	<p>Small in town home ideal for a single person or couple. Recent upgrades include flooring, metal roof and furnace. The home is located close to downtown, all amenities, the waterfront and fitness trail. Property has an elevated view of downtown from the front deck.</p>	<p>Pointe au Baril- Ojibway Club, Oberlin Bay. Almost 7.5 acres of land in a secluded cove within 1 km of The Historic Ojibway Club and only 15 minutes from the Pointe au Baril marina basin. This very basic old cabin has a bedroom and a one bedroom bunkie and shed. There is a huge flat area of granite behind the cottage for games that is virtually flay. There is protected area for docks and easy deep water access. The Ojibway offers a day camp, fuel, gift shop, grocery store, tennis, art show, bridge, library and dinners, as well as other social activities and regattas. The area is quiet and secluded despite its proximity to the Ojibway and perfect for water sports. Only a handful of properties past this one in the bay. Family compound potential with its acreage and 1092' shoreline and cove around the corner. Hydro at lot line is not connected. Beautiful sunrises and sunsets and quiet panormic water views.</p>



Address	3876 MUSKOKA 118 Road #Carling 5	N/A OLD ASPDIN Road	LOT 3 SMITH ISLAND
MLS®#	40130319	40114183	40075759
Status	Pending	Pending	Pending
Original List Price	\$109,000	\$169,900	\$124,900
List Price/List Date	\$109,000 / 06/16/2021	\$169,900 / 05/14/2021	\$124,900 / 03/04/2021
Sold Date	09/08/2021	09/13/2021	09/03/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Muskoka Lakes	Huntsville	Callander
Style	2 Storey		
Sewage	Septic	None	None
Water	Lake/Drilled Well, Well	None/--	Lake/None
Heating			
Sub Dist/Loc Area	Medora	Stisted	Callander
Year Built	2010		
DOM	84	122	183
Basement	Unfinished, Full Basement		
Beds Total	3		
Bath Total	3		
Garage			
Acres Total	25-49.99	2-4.99	2-4.99
Lot Front/Depth	725.00 /	570.00 / 397.00	389.94 / 395.88
Sqft AG/Total	1,679		
Sqft Total	1,679		
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Joseph		Lake Nipissing
Remarks	<p>Welcome to the Muskokan Resort on Lake Joseph. These semi-detached villas, known as Carling, offer luxurious vacationing without the hassle of cottage ownership. This unit is complete with 3 bedrooms, 3 baths, open concept living, kitchen and dining areas, beautiful Muskoka Room and large deck and covered porches. The Muskokan offers all of the amenities you could want; tennis courts, basketball courts, playground, library, outdoor pool, exercise room, sauna and a beautiful natural sand beach with stunning views of Lake Joseph. Minutes to Bala or Port Carling, this is the perfect cottage location. This fractional ownership offers 5 weeks of vacationing year round in Muskoka. Everything is included – simply bring your suitcase and relax. The villa is fully furnished with tasteful and high-end furniture, stainless steel appliances and has been wonderfully decorated. Great opportunity to be in Muskoka!</p>	<p>Here's a lovely 2.58 acre building lot located on a quiet country road, less than 10 minutes from downtown Huntsville and all the amenities it has to offer. This lot is pie shaped with 570 feet of road frontage to guarantee your privacy from the properties on either side. The building site is high and dry with a nice mixed forest and an elevated building site, allowing for beautiful views of the surrounding area. HST is in addition to the purchase price, development fees apply, and are the responsibility of the buyer.</p>	<p>Come and enjoy a relaxing time on this beautiful island. A short boat ride from the town of Callander. Grocery store, bank, LCBO, restaurants are some of the convenience in this town. Lake Nipissing is well known for the fishing which include: pike, pickerel, bass and muskie. Whether you are fishing or boating you are sure to enjoy your time here.</p>