



Address	PCL 8419	1048 BIRD LAKE Road	24 SILVER LAKE Lane
MLS®#	40148772	40147820	40147258
Status	Pending	Pending	Pending
Original List Price	\$199,000	\$219,900	\$799,000
List Price/List Date	\$199,000 / 07/30/2021	\$219,900 / 07/28/2021	\$799,000 / 07/27/2021
Sold Date	08/03/2021	07/29/2021	07/28/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Unorganized Centre Parry Sound Distr	Bracebridge	Muskoka Lakes
Style	Bungalow		1 Storey/Apt
Sewage	Outhouse	None	Septic
Water	Lake/Lake/River		Lake/Lake/River
Heating			
Sub Dist/Loc Area	Patterson	Oakley	Medora
Year Built	1965		
DOM	4	1	1
Basement	None		None
Beds Total	0		3
Bath Total	0		1
Garage			
Acres Total	0.50–1.99	10-24.99	0.50–1.99
Lot Front/Depth	695.00 / 416.00	410.27 /	120.00 /
Sqft AG/Total	600		900
Sqft Total	600		900
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Lake Nipissing		Silver Lake
Remarks	Water access cottage. It's time to own your own slice of paradise in the well-known beauty of the French River. This lot is spectacular with both sunset and sunrise views down the river. Pull up to the front dock and you will find the cottage just steps away from the waters edge. Wonder down the path to the back bay where there is plenty of parking for several boats and fantastic areas to swim and enjoy the lake. Outside there is an outhouse and outdoor water storage. This cottage is situated in the unorganized township of Patterson.	Build your dream home on this gorgeous 11+ Acre lot located only a 20-minute drive to downtown Bracebridge. Surrounded by wooded land & multiple small lakes, enjoy and explore country living at its finest.	Your summer place. Wonderful, traditional split log sided three season cottage on desirable spring fed Silver Lake. 3 bedrooms, 1 bath, wide plank pine floors, lots of windows, an airtight wood stove to take the chill off fall mornings, and a walkout to a full lakeside deck. A sloped and treed lot leads to the lakefront where you will find a charming bonus guest bunkie. This cottage is in a prime location only 2 minutes into the heart of Port Carling for shopping, galleries and restaurants. A lovely lake and a great Port Carling location! Enjoy all the old-fashioned charms of this cozy, well maintained family treasure.



<b>Address</b>	<b>70 RED HAWK Road</b>	<b>1030 BROADLEY Road #9</b>	<b>23 DUDLEY Drive</b>
<b>MLS®#</b>	40147149	40146504	40146397
<b>Status</b>	Pending	Pending	Pending
<b>Original List Price</b>	\$2,495,000	\$3,395,000	\$489,000
<b>List Price/List Date</b>	\$2,495,000 / 07/28/2021	\$3,395,000 / 07/23/2021	\$489,000 / 07/26/2021
<b>Sold Date</b>	08/01/2021	07/29/2021	07/30/2021
<b>Sale Price</b>			
<b>Region (CoP)</b>	Muskoka	Muskoka	Muskoka
<b>District/Municip</b>	Georgian Bay	Muskoka Lakes	Bracebridge
<b>Style</b>	2 Storey	1.5 Storey	Bungalow
<b>Sewage</b>	Septic	Septic	Sewer (Municipal)
<b>Water</b>	Lake/Drilled Well	Lake/Lake/River	Municipal/--
<b>Heating</b>			
<b>Sub Dist/Loc Area</b>	Baxter	Wood	Macaulay
<b>Year Built</b>	2010	0	1970
<b>DOM</b>	4	6	4
<b>Basement</b>	Unfinished, Crawl Space	1,370 Square Feet, Walk-Out, Fully Finished, Full Basement	1,100 Square Feet, Separate Entrance, Walk-Up, Fully Finished, Full Basement
<b>Beds Total</b>	4	5	4
<b>Bath Total</b>	2	5	2
<b>Garage</b>	2	2	1
<b>Acres Total</b>	2-4.99	2-4.99	< 0.5
<b>Lot Front/Depth</b>	344.00 /	300.00 /	64.99 / 96.65
<b>Sqft AG/Total</b>	2,814	2,974	1,100
<b>Sqft Total</b>	2,814	4,344	2,200
<b>Waterfront Y/N</b>	Yes	Yes	No
<b>Waterfront Name</b>	Six Mile Lake	Lake Muskoka	
<b>Remarks</b>	<p>Welcome to traditional Muskoka serenity located on Six Mile Lake! This bright and spacious 4 bed/2 bath open concept cottage features a large living space with a stone fireplace to cozy up to on those cool summer evenings. This 4.2 acre level lot has over 300' of East facing frontage giving you glimpse of beautiful sunrises and sun well into the afternoon. Soak up the sunshine on your wrap around deck or take in the lake views from the large Muskoka room. This large level lot is a rarity and also includes a sandy entry to the water and large floating dock which makes the property perfect for the whole family. With easy access from the 400 and only 30 minutes to the heart of Bala and Port Severn - this is an opportunity you don't want to miss!</p>	<p>If it's all about the views ... and the privacy ... and the all-day sun ... then this is a package you simply must see! The long, island dotted Beaumaris vistas will be sure to please. 300ft of prime shoreline and 2.54 acres will ensure your privacy. while multiple exposures capture sunrises to the right and sunsets to the left. The Lakehouse boasts 4BRs, 3.5 baths, Muskoka room, main floor laundry, walk-out lower level, plus an attached 2-car garage. The 2-storey BH offers gracious, self-contained guest quarters with stunning views that just can't help but draw you out onto the incredible sun-splashed wrap-around decks. Spacious interior with 2 slips will accommodate all of your watercraft, toys and storage needs. Outside, the entertainment-sized shore docks allow for a peaceful co-existence of social gatherers, sun worshippers, afternoon nappers, curl up with a good book-ers, skiers and swimmers alike. Offers accepted anytime. This turn-key offering won't last long!</p>	<p>Freshly renovated home in a family friendly neighbourhood - nothing left to do but move in and enjoy! There are three bedrooms on the main floor with a 4pc bath, laundry room and open concept kitchen/living/dining room. The finished basement has a 4th bedroom, 4pc bath and large rec room with kitchen. New kitchen (main and basement), new main floor bathroom, new flooring throughout both levels, everything freshly painted inside and out, recently replaced windows and doors and a new roof - not just the shingles. Large fenced in backyard with storage shed, screened in front porch with weatherwall windows and a single attached garage provide lots of extra space for family, living and storage. All this located in the the highly sought after Macaulay School catchment and walking distance to downtown Bracebridge.</p>



Address	MAGNETAWAN RIVER	LOT 30 M330	OTTAWA Avenue
MLS®#	40146230	40146206	40145380
Status	Pending	Pending	Pending
Original List Price	\$75,000	\$59,000	\$79,900
List Price/List Date	\$75,000 / 07/23/2021	\$59,000 / 07/23/2021	\$79,900 / 07/23/2021
Sold Date	08/02/2021	07/31/2021	07/29/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Parry Sound
District/Municip	Magnetawan	Magnetawan	Machar
Style			
Sewage	None	None	None
Water	--/River		None/--
Heating			

Sub Dist/Loc Area	Magnetawan	Magnetawan	Machar
Year Built			
DOM	10	8	6
Basement			

Beds Total			
Bath Total			
Garage			
Acres Total	5-9.99	0.50-1.99	25-49.99
Lot Front/Depth	1,510.00 /	109.00 / 215.00	/
Sqft AG/Total			
Sqft Total			
Waterfront Y/N	Yes	No	No
Waterfront Name	Magnetawan		
Remarks	<p>WANTED: Nature Lover, Canoeist, Kayaker, Privacy Seeker.</p> <p>Awaiting you is 1500 feet of riverfront on the Magnetawan River, combined with 9.4 acres of land that backs onto Crown Land (on the west side) offering even MORE privacy. Access presently is via a portage trail to bypass the Poverty Bay Rapids. There is a Boat Launch at 16 Magnet Rd, you can canoe directly across to the dock/launch (to the right of the launch if you are looking out at the water, before the rapids) use the portage trail, then join up with the River again to get to the property. The Magnetawan River is great for kayaking, fishing, canoeing and getting back to the quiet of the north. From the Boat Launch area, you can travel the River right back to Hwy 124 (about 3 km).</p> <p>On the pictures - The Orange Line indicates the Portage Trail, and the Yellow indicates the Boat Launch. Survey is available.</p> <p>Under an hour to the Town of Parry Sound.</p> <p>Close to Magnetawan also. Taxes are \$720/yr.</p>	<p>Welcome to the Municipality of Magnetawan.</p> <p>This 0.571 acre lot is located in close proximity to Crawford Lake as well as Ahmic Lake giving access to miles of great boating. The lot lines on this lot will need to be verified by buyer. There is a yearly road fee payable to the Croft Local Roads Board. This lot is in a quiet area and under an hour to Town of Parry Sound and amenities. For questions on access and building by-laws contact the Township of Magnetawan.</p> <p>Taxes 2021 \$152.60.</p>	<p>Ideal ATV/sporting/hunting property. Minutes from year-round municipally maintained road and village with all amenities. Easily accessible off Highway 11. Located approximately 500m down a road allowance trail which is a snowmobile trail in season. Mixed bush with some environmentally protected areas. Escape city life and start enjoying all nature has to offer without the long ride. Easy, convenient and affordable. Don't miss out!</p>





<b>Address</b>	<b>1027 STROUD BEACH Road #1</b>	<b>1026 INCHQUIN Road</b>	<b>63 MAPLE Drive</b>
<b>MLS®#</b>	40145226	40145205	40145059
<b>Status</b>	Pending	Pending	Pending
<b>Original List Price</b>	\$895,000	\$5,500,000	\$699,000
<b>List Price/List Date</b>	\$895,000 / 07/26/2021	\$5,500,000 / 07/23/2021	\$699,000 / 07/11/2021
<b>Sold Date</b>	07/30/2021	08/01/2021	07/27/2021
<b>Sale Price</b>			
<b>Region (CoP)</b>	Muskoka	Muskoka	Parry Sound
<b>District/Municip</b>	Huntsville	Gravenhurst	Perry
<b>Style</b>	Cottage	2 Storey	Bungalow
<b>Sewage</b>	Septic	Septic	Septic
<b>Water</b>	Lake/Lake/River	Lake/Lake/River, Other	Lake/Lake/River
<b>Heating</b>			

<b>Sub Dist/Loc Area</b>	Cardwell	Morrison	Emsdale
<b>Year Built</b>	1967	2016	
<b>DOM</b>	4	9	16
<b>Basement</b>	None	600 Square Feet, Fully Finished, Full Basement	None

<b>Beds Total</b>	4	5	3
<b>Bath Total</b>	1	3	1
<b>Garage</b>		3	
<b>Acres Total</b>	2-4.99	5-9.99	0.50–1.99
<b>Lot Front/Depth</b>	124.00 /	400.00 /	110.00 / 345.00
<b>Sqft AG/Total</b>	1,068	4,700	700
<b>Sqft Total</b>	1,068	5,300	700
<b>Waterfront Y/N</b>	Yes	Yes	Yes
<b>Waterfront Name</b>	Skeleton Lake	Kahshe	Bay Lake

<b>Remarks</b>	<p>**PROPERTY IS SOLD FIRM, AWAITING DEPOSIT** This cozy three season cottage was built in 1967 as a Centennial project; it has been in the same family for 54 years and is filled with charm, history and much potential. With four bedrooms, one bathroom, your family can enjoy the summer days and make your own Muskoka memories on one of the best lakes in Muskoka. Submit yourself to long lake south-facing views from your aluminum dock. It has not been installed and can be seen in front of the dry boat house, all boards and parts are there to be assembled. Enjoy the clean, clear and sandy bottom of beautiful Skeleton Lake. Your Log Pan-Abode style cottage sits on 3.21 treed acres, giving you not only privacy but potential to create your dream cottage country property. Head right to the waterfront as soon as you pull in the driveway from your cart path that leads you to the water front with your own EZGo golf cart [included] or settle in, then make your way down the stone pathway from the back deck.</p>	<p>Welcome to Kahshe Lake Karma! Recent modern build with family entertaining in mind, this custom designed Kahshe Lake family compound checks all the boxes! Situated on a 6.36 acre point of land with 400 feet of coveted southwest exposure shoreline capturing both stunning long lake and island dotted views. The main house Great Room is one of many focal points with its soaring stone fireplace and floor to ceiling windows offering panoramic lake views. The open dining area features an adjacent wet bar and a massive chef's kitchen where family and guests will want to gather! A Wolf range for the home chef and 2 dishwashers make clean-up a breeze! Coffee lovers will enjoy their morning beverage at a separate coffee station with extra water filtration. The bar hosting area has a wine fridge and it's own sink. The large kitchen centre island is great for both food preparation and sipping wine with friends.! Off the kitchen is a massive screened Muskoka porch with views of the lake and the huge</p>	<p>Welcome to cottage paradise on beautiful Bay Lake! 15 minutes north of Huntsville, 3 bedrooms, 3 pce bath, full kitchen, living room walkout to 14' x 24' deck, wood burning stove, dock, 3 out buildings &amp; shed, 110 ft of waterfront, beach entry or dock and dry boathouse at the lake. Year round municipal road, snowmobile trails, hiking, fishing, boating. Make your family's dreams come true!</p>
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Address	393 OLD MUSKOKA Road	1869 MUSKOKA ROAD 118 W Road #	1053 BRUCE LAKE Drive #5
MLS®#	40144651	40143101	40143008
Status	Pending	Pending	Pending
Original List Price	\$189,900	\$87,000	\$1,049,000
List Price/List Date	\$189,900 / 07/22/2021	\$87,000 / 07/16/2021	\$1,049,000 / 07/22/2021
Sold Date	07/27/2021	07/27/2021	07/26/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Machar	Muskoka Lakes	Muskoka Lakes
Style	1.5 Storey	1 Storey/Apt	Bungalow
Sewage	Other	Septic	Septic
Water	Other/--	Lake/Co-Operative, Community Well	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Machar	Medora	Medora
Year Built		2010	1965
DOM	5	11	4
Basement	None	None	None
Beds Total	3	2	3
Bath Total	1	2	1
Garage	1		
Acres Total	5-9.99	Not Applicable	< 0.5
Lot Front/Depth	440.00 /	0.00 /	98.00 / 124.00
Sqft AG/Total	750	900	1,236
Sqft Total	750	900	1,236
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Muskoka	Bruce Lake
Remarks	<p>Neat and tidy cottage in the woods. This well-maintained 3 bedroom cottage with open concept kitchen/living/dining rooms sits on 8 acres of mixed bush with plenty of majestic maple, mature trees and wild raspberries. Features pine siding throughout main and 2nd floors. 3-piece bathroom plumbing is set up and ready to go but water is currently by way of rain barrels. 13' x 18' garage with hydro and cement floor. New covered in 6' x 26' front and side deck. Driveway long enough to afford complete privacy from the road. Quiet cul de sac. Lovely perennial gardens. Within 5-10 minutes of public beach, boat launch, campground, golf course, ATV/snowmobile trails and quaint town with all amenities. This is an affordable property to get you and your family out of the city and enjoying the beautiful Almaguin Highlands. A nature lover's and recreational enthusiast's paradise! Don't let this one get away.</p>	<p>L201-B1 is located in the main lodge of the Touchstone Resort and is a luxurious fractional (1/8) condo unit with a spectacular view of Lake Muskoka. The unit has 2 bedrooms with sliding doors and balconies overlooking Lake Muskoka. Being an end unit gives you plenty of space &amp; privacy. The living room with gas fireplace and the extra large balcony offer stunning views over the lake. It is part of Touchstone Resort on Lake Muskoka with access to all of the resort amenities including Taste Dining, Touch Spa, &amp; Tone fitness, infinity pool/hot tub, tennis, beach and water toys. A fully equipped gourmet kitchen allows you to enjoy home cooking or, even better, choose to dine in the onsite restaurant or one of many scrumptious restaurants in either Bracebridge or Port Carling. Always within sight of sparkling Lake Muskoka, you can't help but feel at ease and will cherish every moment in your piece of paradise. (Monday-Monday) This is NOT a pet friendly unit.</p>	<p>Welcome to Bruce Lake, one of the most sought-after locations in Muskoka! This exceptionally maintained 3-bedroom, 3 season cottage offers a world of opportunity. Upon entry you will immediately see the lake through the large windows of the Great Room. An updated kitchen &amp; dining room adjoin the oversize screened Muskoka Room. A mud room offers a 2nd entrance during inclement weather with close access to the 2 yr old bunkie. Off the kitchen you will find a 2nd family room – 2 living spaces for the family to spread out! This living space comes complete with an airtight woodstove, 3 bedrooms &amp; an updated bathroom and laundry area. An expansive deck offers unlimited possibilities for your family. Wander down to the lake to the large dock area with full day sun and deep water off the dock, and a shallow, sandy entry for the kiddies! Close to the bustling communities of Rosseau, Minett, Port Sandfield and Port Carling. Golf at the Rock, dinner at the</p>



<b>Address</b>	<b>102 MACBETH Island</b>	<b>264 ALMAGUIN Drive</b>	<b>103 HARRIS Lake</b>
<b>MLS®#</b>	40142696	40142504	40141659
<b>Status</b>	Pending	Pending	Pending
<b>Original List Price</b>	\$395,000	\$499,000	\$285,000
<b>List Price/List Date</b>	\$395,000 / 07/15/2021	\$499,000 / 07/23/2021	\$285,000 / 07/14/2021
<b>Sold Date</b>	07/28/2021	07/29/2021	07/28/2021
<b>Sale Price</b>			
<b>Region (CoP)</b>	Muskoka	Parry Sound	Parry Sound
<b>District/Municip</b>	Bracebridge	McMurrich/Monteith	The Archipelago
<b>Style</b>	Bungalow	Bungalow	Bungalow
<b>Sewage</b>	Septic	Septic	None
<b>Water</b>	Lake/Lake/River	Drilled Well/--	Bay/None
<b>Heating</b>			
<b>Sub Dist/Loc Area</b>	Oakley	Sprucedale	Archipelago North
<b>Year Built</b>	1962	2021	1971
<b>DOM</b>	13	6	14
<b>Basement</b>	None	None	None
<b>Beds Total</b>	2	3	2
<b>Bath Total</b>	1	2	1
<b>Garage</b>			
<b>Acres Total</b>	2-4.99	0.50–1.99	0.50–1.99
<b>Lot Front/Depth</b>	715.00 /	200.00 / 250.00	164.05 / 318.47
<b>Sqft AG/Total</b>	784	1,260	856
<b>Sqft Total</b>	784	1,260	856
<b>Waterfront Y/N</b>	Yes	No	Yes
<b>Waterfront Name</b>	Wood Lake		Georgian Bay
<b>Remarks</b>	<p>Charming and affordable 3 season, 2 bedroom, 1 bthrm cottage on point of land on highly sought after Wood Lake. Boat access only MacBeth Island property with 715 feet waterfront and 2.2 acres. Short distance to mainland. Gentle, private, rocky and well treed lot with rocky point and shallow sandy bay and multiple exposures including north west "sunset" exposure. Simple and very well maintained cottage built approximately 1962 on pier foundation, electric and wood stove heat, wrap around decking and 2 good large docks on each side of point. 8'x8' shed and 12'x24' bunkie. 100 Amp electric service with portable back up generator and lake water system with UV. Roof shingles replaced 2018 and septic tank and pump replaced 2009.</p> <p>Please note ***Property does not have a transferrable mainland boat slip or car parking***</p>	<p>Recently built/renovated country home sitting on a private lot just steps from the public beach on Doe Lake. Boat launch is also just down the street. Home is designed in the contemporary style with large bedrooms and master bedroom with ensuite. Open concept, one floor living with fireplace/gas stove for ambiance. Rear door to the utility and laundry area is a great feature and keeps the front entrance clean and clear. Energy efficient F/A propane heat. This home would make a great property for someone looking to cottage and enjoy everything cottage country has to offer without the high lakefront taxes. Also great for young family looking to move out to the country and the recently laid sod in the back yard is a great spot for kids to play. Ease of accessibility off the highway make commutes to local towns and villages or travel to the city effortless. For the investor this would make a great Airbnb. Good size driveway for multiple cars and large 10'x 10' shed for storage. Want to build a garage?</p>	<p>Popular location on Upper Harris Lake. Please note that the cottage is occupied, Appointments are Required. 164 ft frontage on 1.16 acres. Boat access original 1971 cottage. West exposure for ideal sunsets. High and dry lot with long views across the lake and away from busy boat channel and traffic. Well treed and natural and also backs onto Crown Land. This cottage is one of the originals (1971) and first time offered for sale. Well kept and cared for off grid. Designed for 3 bedrooms and a bathroom but was converted to a 2 bedroom, bathroom (compost toilet not working and no water) and utility room. Living, dining and kitchen. The sunroom with deck was added. Walls, floors and ceilings of the cottage are completely insulated. Hydro is at the next lot and septic can be added. Solar system in working order and can be added too. Affordable cottage to get into the market. Family time = memories that last forever!</p> <p>Cottage has no water. Outhouse only. As is</p>





Address	23 ROSE ISLAND WATER ACCESS	1244 HIGHWAY 520	2792 MUSKOKA ROAD 169
MLS®#	40140895	40138437	40138324
Status	Pending	Pending	Pending
Original List Price	\$499,900	\$799,900	\$899,000
List Price/List Date	\$499,900 / 07/12/2021	\$799,900 / 07/07/2021	\$899,000 / 07/08/2021
Sold Date	07/26/2021	07/23/2021	07/24/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	Carling	Whitestone	Muskoka Lakes
Style	Bungalow	Cottage	Cottage
Sewage	Septic	Septic Approved	Septic
Water	Bay/Lake/River, Other	Lake/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Carling	Dunchurch	Wood
Year Built	1971	1996	
DOM	14	16	16
Basement	None	None	None
Beds Total	3	2	3
Bath Total	1	1	1
Garage			
Acres Total	2-4.99	25-49.99	0.50-1.99
Lot Front/Depth	250.00 /	/	37.00 /
Sqft AG/Total	925	780	856
Sqft Total	925	780	856
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Georgian Bay	Boundary Lake	Lake Muskoka
Remarks	Enjoy the south and eastern exposure in this beautiful water access cottage on Rose Island! The property offers excellent privacy from neighbours and a deepwater rocky shoreline. The turn-key cottage features three bedrooms, one bathroom, an open concept living area, as well as a large Muskoka Room. There is a bunkie near the water and a dry single-slip boathouse. Just a short boat ride from Killbear Marina or Wasauksing Marina. A new septic bed is due to be installed by mid-August 2021.	Drive down the long, winding driveway where your view opens up to a lake and Cabin in the Woods. Is it your dream to own a log cabin that's nestled in the woods alongside a semi-private lake? If so then we have what you are looking for! 42 Acres with 2600 feet Frontage on Boundary Lake in Whitestone Township with you and one other owner at the other end of the lake (just a vacant lot) and the rest is Crown Land. It would make a dreamy Hunt Camp. The cabin has an open concept design with two bedrooms and a 4pc bathroom on the main floor and a Loft for overflow guests. Although it was only built in 1996 the cabin was designed with a patina that makes it feel like it was there during the logging days. This is the place where all of your stress fades away and you feel only peace and tranquility. Boundary Lake is a smaller lake that is great for swimming, paddling and fishing. The noisiest thing on the lake is the sound of the local wildlife, birds and frogs. If you want to be in the	First time offered, this cherished family cottage on Lake Muskoka has been in the same family for almost a century and now it is time for them to pass it along to a new family. This quaint 3 bed 1 bath cottage features the most charming screened in Muskoka room overlooking the lake. The kitchen leads out to a spacious deck, perfect for entertaining family and friends. The lot is gently sloping to the water's edge, where you will find a dock and clean, sandy waterfront and a single slip dry boathouse, looking out to Bala Bay. This property can be used in its current condition while you make plans for future development or as is for the quintessential Muskoka cottage experience.



<b>Address</b>	<b>19 BAYS END Trail</b>	<b>3 POACHERS Point</b>	<b>1101 SOHOMISH Road</b>
<b>MLS®#</b>	40138208	40137193	40135625
<b>Status</b>	Pending	Pending	Pending
<b>Original List Price</b>	\$1,350,000	\$549,900	\$249,000
<b>List Price/List Date</b>	\$1,179,000 / 07/07/2021	\$549,900 / 07/02/2021	\$249,000 / 06/30/2021
<b>Sold Date</b>	07/27/2021	07/29/2021	07/26/2021
<b>Sale Price</b>			
<b>Region (CoP)</b>	Parry Sound	Parry Sound	Parry Sound
<b>District/Municip</b>	Seguin	Carling	Perry
<b>Style</b>	Backsplit	Bungalow	Bungalow
<b>Sewage</b>	Septic Approved	Septic	Septic
<b>Water</b>	Lake/Lake/River	Bay/Lake/River	Lake/Lake/River
<b>Heating</b>			
<b>Sub Dist/Loc Area</b>	Seguin	Carling	Emsdale
<b>Year Built</b>	1992	1978	
<b>DOM</b>	20	27	26
<b>Basement</b>	1,024 Square Feet, Walk-Out, Fully Finished, Full Basement	None	None
<b>Beds Total</b>	5	2	2
<b>Bath Total</b>	2	1	1
<b>Garage</b>	0		
<b>Acres Total</b>	5-9.99	0.50–1.99	0.50–1.99
<b>Lot Front/Depth</b>	275.00 / 1,108.30	166.99 /	115.00 /
<b>Sqft AG/Total</b>	1,024	885	480
<b>Sqft Total</b>	2,048	885	480
<b>Waterfront Y/N</b>	Yes	Yes	Yes
<b>Waterfront Name</b>	Otter Lake	Georgian Bay	Doe Lake
<b>Remarks</b>	<p>First time offered for sale! Stunning 6.884 acre 4 season waterfront cottage is very private and located on sought after Otter Lake. Otter Lake is a head water lake. A peaceful &amp; quiet neighbourhood of friendly cottagers &amp; some year round residents. Just 20 min S of Parry Sound &amp; less than 2 hrs from Toronto. 275 ft of pristine untouched clean deep waterfront for docking and diving. BONUS: The shore road allowance is owned so great opportunity to see about building a boat house with party deck above. The main floor is an entertainers delight being open concept with wall to wall windows giving gorgeous water views. Living room has W.E.T.T. certified wood stove for those cozy movie nights plus overlooks the functional eat in kitchen w granite counter. Bonus! walkout to full length deck with stunning view of the Bay. Upper has 3 bedrooms and 1 full bath plus pantry for storage. 10 yr New walkout basement boasts 2 additional bedrooms, 1 full bath, large rec room with propane gas fireplace and walk out</p>	<p>Georgian Bay Drive to cottage in Dillon on Shebeshekong Bay. 1.4acre level lot. 167ft. south facing waterfront. Family friendly for all ages on a flat level yard. Plenty of parking for all the extras. Turn key ready to use now! 2 bedroom, 1 bathroom with open concept living and dining room. Walls of windows for a view from any seat. Well kept and clean. This is classic cottage life. Park like setting made for family memories.</p> <p>Check out the 3D tour and drone images. We are not holding off offers, fast closing available. Details: Taxes \$1,629/2021 Septic pump new 2019, hydro 100amp breakers, 2 full propane tanks for wall furnace, woodstove not WETT. Metal roof approx 20years old.</p> <p>There is an underground hydro easement and driveway to #5.</p> <p>Poachers Lane is a Seasonal Private Lane that has costs to plow for winter use, split cost varies upon the season.</p>	<p>Unique opportunity to own a cottage with part ownership of one of the most beautiful beaches on Big Doe Lake. Cottage sits on a private lot offering 2 bedrooms and a 3 piece bath and open concept kitchen dining area. Large yard for outdoor activities. Cottage comes turn key with all beds, furniture and appliances included. The beach is a one minute walk away, The beach property is shared with 10 other cottages, there are corporation rules each property owner follows as well as a \$350.00 fee per year. Newer shingled roof. Being sold "as is"</p>





**Address** 1142 KEELER Road

**MLS®#** 40134453

**Status** Pending

**Original List Price** \$2,788,000

**List Price/List Date** \$2,788,000 / 06/25/2021

**Sold Date** 07/25/2021

**Sale Price**

**Region (CoP)** Muskoka

**District/Municip** Muskoka Lakes

**Style** Sidesplit

**Sewage** Septic

**Water** Lake/Lake/River

**Heating**

**Sub Dist/Loc Area** Wood

**Year Built** 1981

**DOM** 7

**Basement** Unfinished, Full Basement

**Beds Total** 3

**Bath Total** 2

**Garage**

**Acres Total** 0.50–1.99

**Lot Front/Depth** 204.00 / 286.00

**Sqft AG/Total** 1,507

**Sqft Total** 1,507

**Waterfront Y/N** Yes

**Waterfront Name** Lake Muskoka

**Remarks** Exceptional Privacy!!! A property like no other! Gorgeous level double lot with 204 foot frontage on a quiet bay of Lake Muskoka. All day sun with a hard packed sandy shoreline with deep water off the dock. The ultimate privacy with no neighbours in sight. The feel of 1000 foot frontage with the neighbouring lots on either side used as jump off points for the island in the bay. Recently renovated year round 3 bedroom 2 bath cottage. A-Frame two bedroom bunkie with own septic (in need of renovation sold as is) existing single slip boathouse (as is) can be replaced with a 2 slip boathouse. Private bay with very little boat traffic perfect for paddle boarding and kayaking and a beautiful island dotted view, or jump in your boat and enjoy all the Big Three Lakes have to offer. Landscaped grounds with lots of room for activities for all ages, badminton court, granite outcroppings line the property. Enjoy immediately and plan your future development of this outstanding lot.