



Address	1406 MORTIMER'S POINT Road	WILLARD Lane	176 BALSAM CHUTES Road
MLS®#	40167052	40166958	40166730
Status	Pending	Pending	Pending
Original List Price	\$2,495,000	\$699,000	\$169,000
List Price/List Date	\$2,495,000 / 09/17/2021	\$699,000 / 09/17/2021	\$169,000 / 09/17/2021
Sold Date	09/17/2021	09/19/2021	09/17/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Muskoka Lakes	Unorganized Centre Parry Sound Distr	Huntsville
Style	Bungalow	Cottage	
Sewage	Septic	Septic Approved	None
Water	Lake/Lake/River	Lake/Lake/River	River/None
Heating			

Sub Dist/Loc Area	Medora	Lount	Stephenson
Year Built			
DOM	0	2	0
Basement	792 Square Feet, Walk-Out, Partially Finished, Partial Basement	None	
Beds Total	3	3	
Bath Total	2	1	
Garage	2	0	
Acres Total	2-4.99	0.50–1.99	0.50–1.99
Lot Front/Depth	165.00 /	151.00 /	120.00 / 327.00
Sqft AG/Total	1,512	850	
Sqft Total	2,304	850	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake Muskoka	Deer Lake	Muskoka River

Remarks	First time offered in over 70 years! This 2.78 acre property boasts 165 feet of beautiful southwest frontage on Lake Muskoka conveniently located between Bala and Port Carling. With expansive island dotted views, towering trees, rock outcroppings, fabulous privacy and shallow hard-pack entry leading to deep water off the dock, this one checks all the boxes. The cottage or home has been lovingly cared for over the years and has 3 bedrooms, office, 2.5 baths, and a walkout lower level. The detached garage is great for overflow guests with two beds and a half bath. This is a great package with value and potential!	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. Multiple storage buildings for tools and maintenance equipment. Level private rear yard for extra recreational enjoyment. Side yard patio for picnic dining. Additional Bunkie with multi tiered private decking offering awesome lake views. 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!	Muskoka River lot with west exposure. 122 ft of water frontage. Private road maintained year round with an annual maintenance fee.
----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------



Address	1150 WALKERS GLENN Crescent	2045 RIVERSIDE Drive	1476 PENINSULA Road #2
MLS®#	40166383	40166270	40166225
Status	Pending	Pending	Pending
Original List Price	\$999,500	\$349,000	\$4,400,000
List Price/List Date	\$999,500 / 09/16/2021	\$349,000 / 09/16/2021	\$4,400,000 / 09/16/2021
Sold Date	09/17/2021	09/19/2021	09/18/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Lake of Bays	Unorganized Centre Parry Sound Distr	Muskoka Lakes
Style	Bungalow	Bungalow	Bungaloft
Sewage	Septic Approved	Septic	Septic
Water	Drilled Well/--	Drilled Well/--	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Sinclair	Wallbridge	Medora
Year Built		2018	
DOM	1	3	2
Basement	1,350 Square Feet, Walk-Out, Fully Finished, Full Basement	Unfinished, Crawl Space	None
Beds Total	4	2	3
Bath Total	4	1	1
Garage	3		
Acres Total	2-4.99	0.50–1.99	2-4.99
Lot Front/Depth	245.00 / 426.00	200.00 /	410.00 /
Sqft AG/Total	1,450	940	1,150
Sqft Total	2,800	940	1,150
Waterfront Y/N	No	No	Yes
Waterfront Name			Lake Rosseau
Remarks	Fabulous 4 bdrm, 4 bathroom custom built in 2016 by quality builder "Black Creek Homes" is like brand new. Ideal open concept main level dining/kitchen and living room featuring gorgeous engineered hardwood flooring, gas fireplace, granite counters with an eating area at the centre island, walk out from the dining to deck over looking the totally private rear yard, and walk into you quintessential Muskoka screened room. Main level laundry, pantry, access to your over sized garage with access for 2 cars and all of your toys. Main level master bdrm with large ensuite offering granite double sinks, soaker tub, steam shower with an aromatherapy upgrade, huge walk in closet. 2nd main level bedroom also features its own 4pc ensuite and the main level is complete with a 2pc bathroom. Lower level with 9' ceilings, 2 walk out doors from your sunlit spacious family/great room with direct access to a hot tub. 2 good size bedrooms, 4 piece bathroom, media room for kids to play video games,	Newer 2 bedroom home set on a quiet road with a view of Byng Inlet of Georgian Bay. Built in 2018 this 980 sq.ft home would be a great little retirement place or an off-water cottage with marinas and a boat launch just a couple minutes down the road. This Cape Cod style build features a spacious covered front porch to watch the world go by and a very private rear deck with walkouts off the kitchen and main bedroom. Key features include a custom tiled bathroom with jetted tub & separate shower; Low maintenance porcelain tile floor and quality wood doors throughout. The kitchen is set with granite countertops, quality stainless appliances, and an island that overlooks the living room. Built to be highly efficient with Ross/Heritage windows, propane furnace, HVAC system, insulated dry crawl space and A/C for those hot summer nights. The property gives plenty of privacy & backs on to Crown Land giving near endless solitude or exploring opportunities. Britt is a friendly hamlet located 40 minutes north of	Family held and cherished for almost a century, this original homestead property is located on south Lake Rosseau with almost 410 feet of shore, constructed in 1932, with more recent additions to the cottage and a new boathouse. A sloping property of natural beauty with rock outcropping and towering white pines, clean rock shelf shoreline with deep water. Located only minutes from Port Sandfield, and set in the mouth of a quiet bay with long pleasant views. The cottage is impeccable with 3 bedrooms, wood flooring, cedar wood walls, a wood burning stone fireplace and all the charm you could wish for, including long mesmerizing views from the porch. There is a newer 1-slip boathouse with swim dock, and a bunkie for overflow. A rare opportunity to own such a serene & special property on South Lake Rosseau.



Address	220 BALSAM CHUTES Road	1843 HWY 118 EAST	216 BLACKWATER LAKE Road
MLS®#	40165974	40165625	40165477
Status	Pending	Pending	Pending
Original List Price	\$259,900	\$199,000	\$199,900
List Price/List Date	\$259,900 / 09/14/2021	\$199,000 / 09/16/2021	\$199,900 / 09/14/2021
Sold Date	09/20/2021	09/18/2021	09/17/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Huntsville	Bracebridge	Seguin
Style			
Sewage	None	None	None
Water	River/None	River/None	
Heating			
Sub Dist/Loc Area	Stephenson	Draper	Seguin
Year Built			
DOM	6	2	3
Basement			
Beds Total			
Bath Total			
Garage			
Acres Total	< 0.5	2-4.99	25-49.99
Lot Front/Depth	100.00 / 167.00	205.00 / 814.00	894.00 /
Sqft AG/Total			
Sqft Total			
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Muskoka River	Muskoka River	
Remarks	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.	Vacant waterfront lot on the south branch of the Muskoka River. 3.4 acres treed lot with 205 ft water frontage. ROW over driveway to property. Located approx. 10 min. east of Bracebridge off Hwy 118 East.	27+ Acres of mature mixed forest and Canadian Shield Outcroppings together with wide open space for all your wilderness dreams. Access off a municipally maintained year round road. Flat and level driveway with an open campsite setting. This property includes an upscale fully insulated bunkie with loft and wrap around deck. An upstyle functioning outhouse featuring a shower/change room. Together with a vintage Airstream camper. Excellent open space campfire location with level seating. Neat and clean with pride of ownership. Many nature trails abound with wildlife siting's daily. Close to many lakes with public access, near the Village of Orrville offering a bakery, summer market, community centre, library, variety store and the Seguin Recreational Trail. Come and get lost in your very own forest only to find yourself completely back to nature.



Address	890 BIG Island	8 264C NARROWS Island	1030 LAKESHORE Drive
MLS®#	40164618	40164334	XH4116925
Status	Pending	Pending	Pending
Original List Price	\$369,900	\$395,000	\$749,000
List Price/List Date	\$369,900 / 09/13/2021	\$395,000 / 09/12/2021	\$749,000 / 09/10/2021
Sold Date	09/19/2021	09/18/2021	09/13/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Huntsville	Carling	Bracebridge
Style		Cottage	Bungalow
Sewage	None	None	Septic
Water	Lake/None	Bay/Lake/River	Lake/River, Other/--
Heating			

Sub Dist/Loc Area	Stisted	Carling	Bracebridge
Year Built			
DOM	6	6	3
Basement		None	None

Beds Total		2	2
Bath Total		0	1
Garage			0
Acres Total	2-4.99	0.50–1.99	< 0.5
Lot Front/Depth	214.73 /	156.00 / 0.00	129.99 / 160.00
Sqft AG/Total		980	1,000
Sqft Total		980	1,000
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake Vernon	Georgian Bay	

Remarks	Big Island water access - Great 2.69 acre building lot on beautiful Lake Vernon. Gorgeous sunset views, deep water & 214.73 ft. of natural shoreline. Enjoy 40 miles of boating on a chain of 4 lakes with a short boat ride to downtown Huntsville and Ruthven Marine.	Traditional GEORGIAN BAY A-FRAME cottage on Narrows Island, Dillon. Beautiful granite cap rock, natural waterfront with 156 ft of shoreline, and preferred western exposure providing all day sunshine and gorgeous evening sunsets. The charming 980 sq ft cottage has an open concept living, dining and kitchen area with views across the water from the cottage and front deck, and upper level open concept bedrooms. The bunkie provides additional sleeping space for your family and/or guests. Located close to Franklin Island nature retreat, the Mink and McCoy Islands and miles of pristine Georgian Bay shoreline. Enjoy endless hours exploring this exceptional area - boating, fishing, kayaking, canoeing and/or paddle boarding. A short boat ride to visit Gilly's at Snug Harbour for some of the area's best fish dinners! Hydro and running water with compost toilet. Storage shed with work area. Located a short boat ride from local marinas.	Welcome to 030 Lakeshore Drive S. Wonderful opportunity to enjoy a popular lake just a few minutes east of Bracebridge. This Fully Renovated 2 bedroom three season cottage rests on a beautiful Muskoka rocky treelined lot with shallow entry to the lake. This well appointed property features a fabulous Muskoka Room, waterfront deck, dock and island view. A must see in this price range.
---------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Address	1430 DEERHURST Drive	1020 BIRCH GLEN Road #V6-W7 or V	15 GINNIE Street
MLS®#	40163523	40163401	40162741
Status	Pending	Pending	Pending
Original List Price	\$2,799,000	\$109,900	\$299,000
List Price/List Date	\$2,799,000 / 09/09/2021	\$109,900 / 09/10/2021	\$299,000 / 09/10/2021
Sold Date	09/16/2021	09/20/2021	09/21/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Huntsville	Lake of Bays	Parry Sound
Style	Bungalow Raised	2 Storey	Bungalow
Sewage	Sewer (Municipal)	Sewer (Municipal)	Sewer (Municipal)
Water	Lake/Municipal	Lake/Municipal	Municipal/--
Heating			
Sub Dist/Loc Area	Chaffey	McLean	Parry Sound
Year Built	1970		1963
DOM	7	10	11
Basement	Walk-Out, Fully Finished, Full Basement		785 Square Feet, Walk-Up, Fully Finished, Partial Basement
Beds Total	4	3	3
Bath Total	4	3	1
Garage			
Acres Total	< 0.5	10-24.99	< 0.5
Lot Front/Depth	90.00 / 167.00	1,000.00 /	82.48 / 66.03
Sqft AG/Total	3,308	1,914	833
Sqft Total	3,308	1,914	1,618
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Peninsula	OF BAYS	
Remarks	Luxurious modern estate on beautiful Peninsula Lake in Huntsville. This stunning home/cottage boasts high end finishes, custom millwork and an open concept kitchen/dining and lakeside living room that is complemented by a gas burning fireplace and huge sliding doors that guide you to a 530 sqft upper deck overlooking the beach. The beautiful upper lake views are also enjoyed from the master bedroom and ensuite with elevated privacy from ground level. This location is an ideal space for entertaining family and friends, with two floors of spacious entertaining area. The walkout basement offers 2 additional bedrooms, 2 bathrooms, a games room and a cozy living room finished with an oversized gas burning fireplace to enjoy on those cooler nights. If being outdoors is more of your thing, this lakeside oasis offers 90 feet of hard-packed sand beach perfect for all ages. A manicured lawn, waterside fire pit, gorgeous landscaping and a beachy walk in lake entry all extend your outdoor enjoyment. Located within	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	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.



Address	1117-10 BERT SIMS Road #10	1092 CRANBERRY Road #25	1083 TRILLIUM Road #5
MLS®#	40162193	40161997	40161823
Status	Pending	Pending	Pending
Original List Price	\$1,490,000	\$895,000	\$13,900,000
List Price/List Date	\$1,490,000 / 09/09/2021	\$895,000 / 09/07/2021	\$13,900,000 / 09/07/2021
Sold Date	09/12/2021	09/15/2021	09/14/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Muskoka Lakes	Muskoka Lakes
Style	Bungalow	Bungalow	2 Storey
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lake/Other
Heating			
Sub Dist/Loc Area	Watt	Medora	Medora
Year Built	1950		2018
DOM	3	8	7
Basement	Unfinished, Crawl Space	Unfinished, Crawl Space	1,000 Square Feet, Unfinished, Partial Basement
Beds Total	2	3	6
Bath Total	1	2	6
Garage			
Acres Total	< 0.5	0.50–1.99	2-4.99
Lot Front/Depth	243.00 / 75.00	100.00 / 354.00	725.00 /
Sqft AG/Total	720	1,200	5,500
Sqft Total	720	1,200	6,500
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Skeleton Lake	MEDORA	Muskoka
Remarks	Escape from it all here at "Skeleton Point" on the crystal clear waters of Skeleton Lake in Muskoka. This 3 season cottage has been professionally renovated and comes fully furnished for you to take the keys and move in. Partially winterized with new windows, 12" of cellulose insulation in the attic and spray foam insulation in walls and under the floor, you can extend your cottage season into late fall and enjoy the seasonal colours Muskoka is world renowned for! Panoramic views atop your boathouse with all day sun or meander down to the brand new dock and dip your toes in the aqua water. Inside, you'll enjoy the luxuries of brand new appliances including a dishwasher, washer/dryer and hot water on demand. New 200 amp electrical panel. 7 1/2" white oak flooring throughout. All furniture, dishes and linens are brand new and comes with the cottage! Everything about this property is thoughtfully considered for a relaxing, luxurious stay. All you need to do is pack an overnight	Adorable 3 bedroom refinished cottage on Medora Lake. Less than 10 minutes from Bala and 15 minutes to Port Carling. Very private. for 100 feet of southwest/west facing shoreline. New hardwood floors and kitchen, master bedroom recently added with view to the lake and private Muskoka Room with weatherall windows. Large deck for entertaining guests and more. Form 244, No offers till Monday September 13, 2021.	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



Address	1025 OAKLAND Drive	1052 HAMMOND Road	4052 EAGLE LAKE Road
MLS®#	40161715	40161635	40161616
Status	Pending	Pending	Pending
Original List Price	\$649,900	\$549,000	\$205,000
List Price/List Date	\$649,900 / 09/09/2021	\$549,000 / 09/08/2021	\$205,000 / 09/03/2021
Sold Date	09/13/2021	09/14/2021	09/20/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Bracebridge	Lake of Bays	Unorganized Centre Parry Sound Distr
Style	Bungalow Raised	Bungalow	Cottage
Sewage	Septic	Septic	None
Water	Drilled Well/--	Lake/Lake/River	Dug Well/--
Heating			
Sub Dist/Loc Area	Bracebridge	McLean	Lount
Year Built	2015	1960	
DOM	4	6	17
Basement	Development Potential, Separate Entrance, Walk-Up, Unfinished, Full Basement	None	None
Beds Total	3	3	0
Bath Total	1	1	0
Garage	2		
Acres Total	0.50–1.99	< 0.5	5-9.99
Lot Front/Depth	205.00 / 263.00	88.00 / 128.00	280.00 /
Sqft AG/Total	1,190	1,160	352
Sqft Total	1,190	1,160	352
Waterfront Y/N	No	Yes	No
Waterfront Name		Echo Lake	
Remarks	<p>SOLD FIRM! Deposit pending.</p> <p>Dreaming of a country home or cottage close to a beach, marina and the town of Bracebridge? This could be your dream come true. The perfect place to live, work and play, this beautiful home is sure to impress. Walk, bike or drive 1.2 km to Lake Muskoka's Bowyer's Beach and keep a boat at Spirit Bay Marina while being only a few minutes from all the restaurants, shops, schools, healthcare and conveniences of the quaint town of Bracebridge. This 1+ acre lot sits on a quiet cul de sac with a beautiful forested back yard, nearby golf courses, OFSC, hiking and ski trails to explore. Leave all your cares behind with this 2015 new build which will be worry-free and low-maintenance for many years to come. Entertain with ease in the open concept kitchen, dining and living room with cathedral ceiling and walk out to large private oasis with deck, hot tub and firepit. 3 bedrooms and a bathroom complete the upper level with plenty of room to expand into the full,</p>	<p>"ON ECHO BEACH I WATCH THE SUN GO DOWN". Just like the song you can enjoy glorious sunsets day after day from this well maintained, lovingly cared for, traditional family cottage. The well treed, with towering pines, level lot and accessible via a year round paved road offers a safe, shallow, sand shoreline for hours of enjoyment, ideal for children, both on and off the water as you swim, boat, kayak or canoe enjoying this sough after western exposure! The cottage itself provides a good sized kitchen with ample storage and lots of cupboards, a spacious L'Shaped living-dining room with pine walls, and easily maintained tile flooring. There are 3 bedrooms, a 4pc bath and even a main floor laundry room and back porch. A wonderful wraparound, enclosed veranda adds more living area for dining, playing board games on rainy days, watching the sunset as you socialize with family and friends. The side section is big enough for a ping-pong table or could easily be converted to a 4th bedroom and has wheelchair</p>	<p>Over 6 acres with a cabin in the Unorganized Township of Lount. Cabin is 22 X 16, one single room with wood burning cookstove for heat and cooking. Cabin has a composting toilet, hydro, metal roof and located on a year round municipal road. There is a dug well with line run to the cabin but not hooked up. The acreage is mixed forest with a trail into it. There are two storage sheds and a woodshed. The unorganized township means lower taxes and no zoning and no building permits required. This property is close to public access on Eagle, Deer and Spring lakes. OFSC snowmobile trails are close by for winter use. Offer date has been set for Septemeber 20/21.</p>



Address	1828 PENINSULA Road	1062 MAHONEY LN PVT Lane	518 GRYFFIN LODGE Road
MLS®#	40161517	40161384	40160994
Status	Pending	Pending	Pending
Original List Price	\$6,200,000	\$499,000	\$679,000
List Price/List Date	\$6,200,000 / 09/10/2021	\$499,000 / 09/09/2021	\$679,000 / 09/09/2021
Sold Date	09/18/2021	09/17/2021	09/14/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Bracebridge	Huntsville
Style	Contemporary	1.5 Storey	1.5 Storey
Sewage	Septic	Holding Tank	Septic
Water	Lake/Drilled Well	Lake/Lake/River	Drilled Well/--
Heating			
Sub Dist/Loc Area	Medora	Draper	Brunel
Year Built		1964	
DOM	8	8	5
Basement	Walk-Out, Fully Finished, Full Basement	None	None
Beds Total	6	3	2
Bath Total	5	2	2
Garage	3		
Acres Total	0.50–1.99	< 0.5	2-4.99
Lot Front/Depth	141.99 /	100.00 / 200.00	313.02 /
Sqft AG/Total	3,466	1,090	1,720
Sqft Total	3,466	1,090	1,720
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Lake Rosseau	Prospect Lake	
Remarks	A breathtaking contemporary master-piece on Lake Rosseau, recently finished! Cool, monochromatic modern interiors with sleek designs and furnishings! 6 bedrooms, 5 baths plus sand beach, dock, large sun deck, fire pit, and all day sun! European oak floors contrast the soaring ceilings and walls of glass over looking the lake. Designer gourmet kitchen with high end appliances, walk in pantry, electric powered cupboards, and stone counter tops. Sleek concrete fireplaces, mono stringer staircases and more unique accents make this a cottage like no other. Large landscaped front lawn makes this property ideal for all ages to enjoy, stone patios, fireplaces, sand beach and nightscape evening lighting, including irrigation, not to mention the sports court for pickle ball, basket ball and the exterior is as enjoyable as the interior. 3 car garage with gym area, year round accessible and useable for summer or winter activities. Grandfathered 2 storey boathouse is yours to design and rebuild,	Two well maintained, turn-key, cottages on the same property with a 20' right of way to Prospect Lake. Built in 1964 the primary cottage has a full width screened in porch on the front and a deck on the side. On the main level there is; a living room open to the eat-in kitchen, a 2 pc powder room, the master bedroom and an ensuite washroom with tub, shower & vanity. A folding ladder leads up to the 2 spacious loft bedrooms. The floors are pine and the cottage is heated with a drip furnace (Not certified). This cottage has a new steel roof and is serviced with lake water and a holding tank. The guest cottage has an open living, dining and kitchen space, two bedrooms and a full width deck off the front. Also located on the property are 2 sheds and a functioning outhouse with running water. Mahoney Lane is between the property and the lake. There are 2 docks leading out from the hard packed sandy beach, the right dock belonging to this property. Includes many extras and is ready for the next	The epitome of charm is found in this gorgeous character home. A storybook feel envelopes you as you drive up the private laneway and find yourself amidst the enchanting gardens and towering trees. Nestled on over 2 acres but feeling like you're in your own oasis, privacy abounds and is enhanced by the rustic hand sewn wood outbuilding and beautiful flagstone patio with fire pit. Entering the home, you immediately feel the warmth and coziness with a country kitchen, incredible sun-soaked great room with oversized windows, warm pine ceilings in the living room and gorgeous sun room that has any number of uses currently being utilized as a yoga/meditation space. This whole main space is anchored by a cozy wood stove with stone wall that creates warmth and comfort throughout the entire first level. Walking upstairs, you are welcomed with two bedrooms and a bonus room, carefully-designed full bath and laundry area, and more stunning windows with hardwood floors throughout. The primary



Address	3 CHANNEL ISLAND GEORGIAN Bay	2235 124 Highway	2220 GIBSON LAKE Shore
MLS®#	40160894	40160386	40157771
Status	Pending	Pending	Pending
Original List Price	\$499,000	\$550,000	\$499,000
List Price/List Date	\$499,000 / 09/02/2021	\$550,000 / 09/01/2021	\$499,000 / 08/20/2021
Sold Date	09/14/2021	09/13/2021	09/17/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	The Archipelago	Whitestone	Georgian Bay
Style	Bungalow	Bungalow	Bungalow Raised
Sewage	Septic	Septic	None
Water	Bay/Other	Lake/Lake/River	Lake/None
Heating			

Sub Dist/Loc Area	Archipelago South	Whitestone	Gibson
Year Built	1948		
DOM	12	12	28
Basement	None	Unfinished, Crawl Space	None

Beds Total	2	3	3
Bath Total	1	1	1
Garage		1	
Acres Total	0.50–1.99	0.50–1.99	0.50–1.99
Lot Front/Depth	90.00 / 371.00	264.00 /	200.00 / 246.00
Sqft AG/Total	1,166	800	1,100
Sqft Total	1,166	800	1,100
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Georgian Bay	Whitestone Lake	Gibsons Lake

Remarks	Charming Georgian Bay Cottage on the South Channel. Mere minutes from Parry Sound. This immaculate 2+ Bedroom cottage was built around a vintage log cabin which was restored beautifully. The cottage offers an open concept design as well as a separate great room for overflow and entertaining. The west winds of Georgian Bay are enjoyed from the large waterfront deck and Hugh Brand New \$40,000+ Docking System. The 1 acre wooden lot offers two separate waterfronts. 88' on the South Channel and 84' of waterfront on a quiet and shallow back bay perfect for kayaking. This back bay offers great possibilities in the future for extended family and friends. Swimming is wonderful with a child friendly sand beach. This cottage is ready to be enjoyed immediately and gives you room to expand in the future. Begin your Georgian Bay adventure today at this protected and easy to access location!!	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.	Accessed By Boat Only. Incredible Opportunity to Own A Waterfront Cottage On Gibson Lake. Rarely Offered. Highly Sought After Lake. South Western Exposure. Very Private. Three Bedroom Cottage. Loft Area For Storage / Extra Sleeping. Elevated on Muskoka Rock With Great Long Lake Views/Sunsets. Firepit on Site. 200 Ft of Waterfront Shoreline In a Quiet Bay. Selling 'As is Condition/no Warranties'. Ready for Your Own Finishing Touches. Cottage is Located Directly Across From Public Landing Dock/Parking. Less Than 5 min Boat Ride. Two Hours North of GTA. Hydro in Process of Being Restored and New Septic. Family Friendly Lake. Great Swimming in Deep Clean Water. Great Fishing. Motorized Lake for Boating and Water Sports. Plenty of Crown Land and ATV Trails. Active Cottage Assoc. Making Summer Fun For All Ages.
---------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Address	3850 SEVERN RIVER Landing	1145 CROSSWINDS COVE Road	1159 CRIDIFORD Road
MLS®#	40156843	40156172	40155572
Status	Pending	Pending	Pending
Original List Price	\$429,900	\$1,800,000	\$625,000
List Price/List Date	\$429,900 / 08/23/2021	\$1,550,000 / 08/19/2021	\$625,000 / 08/17/2021
Sold Date	09/17/2021	09/20/2021	09/20/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Gravenhurst	Lake of Bays	Bracebridge
Style	Bungalow	Bungalow Raised	Bungalow
Sewage	Other	Septic Approved	Septic
Water	River/Lake/River, Other	Lake/Lake/River	River/Lake/River
Heating			
Sub Dist/Loc Area	Morrison	Franklin	Oakley
Year Built		1985	
DOM	25	32	34
Basement	Unfinished, Crawl Space	560 Square Feet, Separate Entrance, Walk-Out, Partially Finished, Full Basement	Unfinished, Crawl Space
Beds Total	2	3	3
Bath Total	2	2	1
Garage		0	
Acres Total	0.50–1.99	0.50–1.99	< 0.5
Lot Front/Depth	182.00 / 227.00	242.00 / 141.00	136.00 /
Sqft AG/Total	560	1,500	870
Sqft Total	560	2,060	870
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Severn River	Lake of Bays	Muskoka River
Remarks	<p>WATER ACCESS ONLY and turn key cottage on the Severn River will come with a 21ft pontoon boat, 12 ft tin boat & 4hp motor and all contents so you can start enjoying River Time now! From this location you can go out and explore the miles of boating on the Severn River or continue on and explore The Trent Severn Waterway. You are only 20 minutes to Gravenhurst or Orillia and from the "jump off spot" you are a short and very scenic boat ride. You can also launch and get to the cottage from McGregor's on the Water or Shamrock Bay Resort. This one bedroom cottage is so quaint you won't want to leave and neither will your guests as you have a spacious bunkie with it's own 400 sq foot deck overlooking the river. Book your showing now and enjoy this three season cottage now and well into the fall with the warm propane fireplace!</p>	<p>242 feet of complete privacy with breathtaking panoramic views from your large entertaining deck and your winterized sunroom. Steps to the lake, but not a difficult walk down to a magnificent smooth rock shoreline point that belongs to this property. Only one dock is in view and it is a distance away. Ideal waterfront to build a boathouse privately on the rocky outcropping. The recreational residence built in the mid 1980's is comfortable and cottagey, with vaulted ceilings, a pine lined interior, and stone wood burning fireplace adds coziness to chilly evenings. Dining, living and family/sunroom are all open concept, kitchen has ample cabinets and room for a family. 3 bedrooms, primary bedroom features a 2 piece ensuite. Lower level has walk out to lake side and a great room which is currently used as a bedroom, sitting area, and office. Laundry, utility, and storage finish off the lower level. Room to expand or build a garage. There are 12 cottages on the road with \$1000/owner - road maintenance and snow</p>	<p>You'll love the privacy of this modernized renovated year round 3 bedroom cottage/home, located near the end of the Cridford Road. This beautiful 870 Square Foot cottage sits within towering hardwoods and pine trees, the cottage itself has been lovingly cared for by the same family for over 45 years and could be yours to carry on the tradition, everything is in tip top shape and being sold with all contents, boat, motor, paddle boat just move in and enjoy!! Act now this won't last.</p>



Address	160 ALEXANDER Street	101 GLEN ABBEY Way #3	25 PEN LAKE POINT Road #120
MLS®#	40155061	40153416	40153102
Status	Pending	Pending	Pending
Original List Price	\$850,000	\$165,000	\$449,900
List Price/List Date	\$850,000 / 08/17/2021	\$165,000 / 08/12/2021	\$449,900 / 08/10/2021
Sold Date	09/17/2021	09/18/2021	09/07/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Gravenhurst	Sequin	Huntsville
Style	Multi-Level Split	2 Storey	1 Storey/Apt
Sewage	Septic	Septic	Sewer (Municipal)
Water	Municipal/--	Lake/Other	Lake/Municipal
Heating			
Sub Dist/Loc Area	Gravenhurst	Sequin	Huntsville
Year Built		2006	
DOM	31	37	28
Basement	2,000 Square Feet, Fully Finished, Full Basement	None	None
Beds Total	4	4	1
Bath Total	3	4	1
Garage	2		
Acres Total	< 0.5	10-24.99	< 0.5
Lot Front/Depth	100.00 / 150.00	0.00 /	/
Sqft AG/Total	2,000	1,863	772
Sqft Total	4,000	1,863	772
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Lake Joseph	Peninsula Lake
Remarks	Newly renovated 4 bedroom 3 bathroom offering in desirable Gravenhurst locale awaits your personal touch to make this house your home. Located on a quiet street with lots of mature trees, this home has a great size yard, newly paved driveway and attached two car garage. The main level features a bright custom kitchen complete with high end stainless steel appliances, natural gas range and a spacious dining area for family to gather. There is also a spacious living area with a gas fireplace, creating the perfect ambiance. Enjoy your morning coffee on the new deck overlooking the backyard. The second level features a laundry closet, 2 large size bedrooms, a 4 piece bathroom and a lovely principal suite, complete with a spa-like ensuite. The lower level is complete with a family room and space for a home gym or office. As you enter the home through the garage, there is no shortage of closet space for all of the family's outdoor gear and equipment. This gorgeous home is located	Lovely semi-detached four bedroom with three and a half bath Villa at Rocky Crest. Beautifully appointed turn key offering fractional ownership with 13 weeks of personal use each year. Your purchase includes one Rocky Crest ClubLink membership along with access to all the outstanding recreational facilities offered at the resort which include the 18 hole Championship golf course, swimming pool, tennis, spa and exercise facilities, Kids Club and exquisite dining. Featuring Lake Joseph waterfront activities for the entire family and quiet lakeside enjoyment on Armishaw Lake.	Welcome to luxury resort living! This one bedroom, one bathroom unit features an open concept floor plan, conveniently located on the main floor. Fully furnished with a gas fireplace and sliding doors leading to the walk-out porch. Soaring 9' ceilings. Take a 1 minute walk downstairs to the pool and lakeside. Unit is currently in rental program. So earn income when you're not there. Includes owner privileges to all amenities.



Address	340A JIM YOUNG Road	ISLAND 39	1118 NORTH Drive #4
MLS®#	40149883	40147273	40146025
Status	Pending	Pending	Pending
Original List Price	\$150,000	\$549,900	\$3,575,000
List Price/List Date	\$1,375,000 / 08/04/2021	\$519,900 / 07/29/2021	\$3,345,000 / 07/21/2021
Sold Date	09/20/2021	09/17/2021	09/18/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	Machar	Nipissing	Muskoka Lakes
Style	Bungalow	Cottage	Bungalow
Sewage	Septic	Other	Septic
Water	Lake/Lake/River	Lake/Lake/River, Other	Lake/Drilled Well
Heating			
Sub Dist/Loc Area	Machar	Nipissing	Medora
Year Built		1965	2011
DOM	47	50	59
Basement	Walk-Out, Fully Finished, Full Basement	None	Walk-Out, Fully Finished, Full Basement
Beds Total	5	3	3
Bath Total	2	1	4
Garage	2		
Acres Total	0.50–1.99	< 0.5	5-9.99
Lot Front/Depth	175.00 /	81.16 /	468.00 /
Sqft AG/Total	3,000	789	3,112
Sqft Total	3,000	789	3,112
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Eagle Lake	Lake Nipissing	Bruce Lake
Remarks	<p>Here's your chance to have your very own, west exposure, point-of-land. 175+ foot shoreline on spring fed, Eagle Lake. Year round living in this 5 bedroom lakeside home. This home is fully furnished, making it turn-key, ready for you to use. Open concept living room/ dining / kitchen, all with view towards the lake. Main floor also has large 21' 6 X 18' master bedroom, 2nd bedroom and 4 piece bathroom. Lower level is walkout to lakeside front yard. Lower level has 3 bedrooms, a 3 piece bathroom, laundry, rec room with bar and woodstove, hot tub / games room with walkout towards the lake. The detached garage is 36' X 24' 6, providing plenty of workshop and storage space. The garage has hydro and wood heat. The 20' X 10' 8 pine-lined bunkie, provides extra accommodations. The property is just under an acre in size, private to the neighbours and located on a year round municipal road. Eagle Lake is located just west of Hwy 11 (Sundridge / South River). 3 hours to GTA. Close to central</p>	<p>Unique opportunity to own your own Island! Rustic, comfortable and low maintenance cottage on popular Lake Nipissing. Fish or swim from the small sandy beach or rocks. Experience the special cottage life with Barbeques, morning coffee, sun tanning or family time all from your own private retreat! Great views from the fabulous '70's lounge' sunroom, and breath taking sunsets from the 20 x 12 deck. Cottage features 3 bedrooms, open dining/kitchen, large sunroom, bathroom, woodstove, electric baseboard heat, 60 amp electrical service, concrete dock, boathouse, lake water supply and the million dollar views! This cottage has been owned by one family for over 50 years, and they hope a new family can make their own treasured memories. Most furnishings with fridge and stove are being left. Approximate 10 minute boat ride from Wades Landing Marine or 5 minutes from Hunters Bay Marine. Seller may be available with boat for access at</p>	<p>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.</p> <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



Address	MCCOY LAKE	155 JOHN BUCHLER Road	1003 MATTHEWS Drive #C5 12SB
MLS®#	40139544	40138792	40137020
Status	Pending	Pending	Pending
Original List Price	\$275,000	\$1,845,000	\$259,900
List Price/List Date	\$224,900 / 07/08/2021	\$1,549,000 / 07/09/2021	\$259,900 / 07/01/2021
Sold Date	09/17/2021	09/16/2021	09/17/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Seguin	Georgian Bay	Muskoka Lakes
Style	Chalet	2 Storey	2 Storey
Sewage	Other	Septic	Septic
Water	Lake/Lake/River	Lake/Dug Well, Lake/River	Lake/Drilled Well, Other
Heating			
Sub Dist/Loc Area	Seguin	Baxter	Watt
Year Built		2006	2010
DOM	71	69	78
Basement	None	877 Square Feet, Walk-Out, Partially Finished, Partial Basement	None
Beds Total	1	5	3
Bath Total	1	2	3
Garage		1	
Acres Total	5-9.99	0.50-1.99	2-4.99
Lot Front/Depth	285.00 / 1,208.00	75.00 / 354.00	164.99 /
Sqft AG/Total	83	1,518	2,275
Sqft Total	83	2,395	2,275
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	McCoy Lake	Gloucester Pool	Rosseau
Remarks	A naturalist's paradise! (Boat access only) Located on McCoy Lake in Seguin Township, this property could be your home base as you explore the beautiful Massasauga Provincial Park! The west end of McCoy lake is part of the Massasauga Park system which accesses various lakes, (portage between lakes) tons of back-country camp sites, km's of hiking trails and hundreds of islands on Georgian Bay! The property has 285 feet of rugged shoreline, deep water, jump off rocks, gorgeous sunsets, just under 8 acres of pristine forest, sloped terrain at the shoreline to give you breathtaking lake views from your hammock or fire pit! The clean and bright sleeping bunkie has a small loft for an extra guest. The open sided cooking/eating area is very functional with a roof and drop-down tarps to keep out the elements when needed. No dark outhouses here! Take care of business with an environmentally friendly composting toilet in a clean a bright structure that also provides addition storage and housing the solar	Beautiful waterfront home tucked away in a private and sheltered cove off Gloucester Pool. Elevated on a rolling hillside to take advantage of the best views with access to the Trent. Recently renovated 5 bedroom cottage with open concept living and dining area, gorgeous vaulted ceilings and stone fireplace. Large deck with walkout for entertaining guests, or simply enjoying Georgian Bay sunsets. Lower level includes a custom built in wet bar with walk out to stone patio, hot tub and BBQ area overlooking the water's edge. Enjoy evenings around the fire, or fishing and boating from the dock in the summer, only 20 minutes to skiing at Mount St Louis Moonstone in the winter! This property has all the amenities you need for a perfect FOUR SEASON family getaway!	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



Address	165 CHARLIE'S Lane	BALA PARK Island	PT5 TOBIN Island
MLS®#	40133323	40131371	40122657
Status	Pending	Pending	Pending
Original List Price	\$1,495,000	\$750,000	\$1,469,000
List Price/List Date	\$1,295,000 / 06/24/2021	\$695,000 / 06/18/2021	\$1,469,000 / 05/27/2021
Sold Date	09/18/2021	09/14/2021	09/13/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Huntsville	Muskoka Lakes	Muskoka Lakes
Style	Bungalow		
Sewage	Septic	None	None
Water	Lake/Drilled Well	Lake/None	Lake/None
Heating			
Sub Dist/Loc Area	Stephenson	Medora	Medora
Year Built	2006		
DOM	86	88	109
Basement	Walk-Out, Unfinished, Full Basement		
Beds Total	3		
Bath Total	2		
Garage	2		
Acres Total	2-4.99	10-24.99	25-49.99
Lot Front/Depth	250.00 /	350.00 /	/
Sqft AG/Total	1,748		
Sqft Total	1,748		
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Longs Lake	Lake Muskoka	Lake Rosseau
Remarks	Enjoy the serenity of lakeside living on beautiful Longs Lake. Loaded with peace and quiet, this custom cottage/home checks all the boxes offering ultimate privacy with 4.28 acres of Muskoka woodland and 250 feet of sun-drenched shore. Deep water off the dock and shallow sand entry guarantee oodles of lakeside fun. Designed for easy living with an entertainment-sized deck. The wall of windows brings the outdoors in—vaulted and raised ceilings and flowing hardwood throughout. Three main floor bedrooms include a sumptuous master with a private en-suite bath. The Chef in your family will love the custom-designed kitchen, the quality cabinetry, stainless steel appliances, and granite counters. Spacious main floor laundry offers additional pantry space. Cozy up in the Muskoka room and enjoy the warmth of the freestanding propane stove. The full lower level offers limitless possibilities to double your living space, boasting 9' ceilings, walkouts and windows, rough-in for the third	Gorgeous building lot on Lake Muskoka with 350' of water frontage and 10 acres of land. Nice rock outcroppings to a clean shoreline with mostly deep water. Short trip from landing. Build your dreams here.	Now being offered on the coveted Tobin Island. The perfect opportunity for those Island connoisseurs seeking the stunning shores of Lake Rosseau. Enjoy 460 feet of water frontage at this ideal location to build your dream cottage nestled on 31 acres. This parcel of land forever assures premium privacy with million dollar views. Boasting deep-water shoreline, perfect for sun drenched dock or boathouse, mature forest, and unlimited options for building.



Address	14 SPRING Lane	3876 MUSKOKA 118 Road #Sandfield	N/A SILVER LAKE Road
MLS®#	40119694	40110578	40103724
Status	Pending	Pending	Pending
Original List Price	\$499,000	\$145,000	\$450,000
List Price/List Date	\$485,000 / 05/27/2021	\$145,000 / 05/07/2021	\$414,900 / 04/28/2021
Sold Date	08/08/2021	09/16/2021	09/16/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Parry Sound
District/Municip	Seguin	Muskoka Lakes	Magnetawan
Style	Bungalow	2 Storey	
Sewage	Septic	Septic	None
Water	Lake/Lake/River	Lake/Drilled Well, Well	--/Lake
Heating			
Sub Dist/Loc Area	Seguin	Medora	Magnetawan
Year Built	1984	2010	
DOM	73	132	141
Basement	Unfinished, Crawl Space	Unfinished, Full Basement	
Beds Total	3	3	
Bath Total	1	4	
Garage			
Acres Total	0.50–1.99	25-49.99	10-24.99
Lot Front/Depth	229.92 / 287.30	725.00 /	1,010.00 /
Sqft AG/Total	768	2,055	
Sqft Total	768	2,055	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Hooton Lake	Joseph	Silver Lake
Remarks	Waterfront Drive to seasonal cottage on Hooton Lake, Seguin. Non-motorized lake in a quiet area facing crown land where you can paddle the days away and relax. Kid friendly sand beach and ease of access for all ages. Level land, well treed and private 0.98acre lot. Enjoy open concept living, dining and kitchen with walk out to front deck overlooking the water. Space for all in the 3 bedroom and 2 piece bathroom. Parking for many cars and RV hook-up with hydro. Camp fires, family BBQ's and making memories one family at a time. Taxes \$1483/yr; Hydro \$552/yr.	Sandfield by the Creek detached Villa at the Muskokan Resort Club. One-of-kind vacationing in Muskoka at its finest with all the luxury and without the cost. This villa offers 3 bedrooms each with an ensuite bath and sleeps up to 8. The Muskoka offers first class amenities and convenience with clean linens, full housekeeping, maintenance, lawn care and snow removal provided for you. Simply bring your suit case and enjoy Lake Joseph without the hassle of cottage maintenance. The villa comes fully decorated with high quality furnishings and accessories including a gas BBQ and 4 TV's. This villa offers a fully equipped gourmet kitchen, with custom cabinetry, built-in stainless-steel appliances and quartz countertops. The great room is spectacular with cathedral ceiling and a beautiful stone fireplace. The master bedroom has impressive WOW factor with a gas fireplace, walkout to a beautiful deck with a view of the lake, a huge soaker tub,	17.66 acres with 1010ft of private frontage and nice lake view. Tons of privacy, Property is at the end of Municipal Silver Lake road, then ROW for balance. Hydro- approx 2550 feet (using google earth pro - along municipal Silver Lake Road to property corner then straight line to existing building site). Private maintenance fee of \$250/yr for road maintenance. Road is seasonal access but can be kept open privately by owner. Village has stated they have no issues with hydro install or year round home on the property, however owner would be responsible to keep road open for their own insurance and fire protection.(buyer should confirm this). Excellent lake with wilderness feel and closest cottage is on a large lots so privacy is above average. There is a ROW that was put on the original plan but never opened and in fact owner doesn't know where the stakes are and current access is via a different and well maintained right of way. A lovely clear water lake and owner had a driveway installed to a