



Address	300 GREEN Lane	5 HOODWINK Road	9646 GEORGIAN BAY Shore
MLS®#	40155421	40155039	40154627
Status	Pending	Pending	Pending
Original List Price	\$1,199,000	\$1,575,000	\$699,000
List Price/List Date	\$1,199,000 / 08/18/2021	\$1,575,000 / 08/18/2021	\$699,000 / 08/16/2021
Sold Date	08/22/2021	08/21/2021	08/20/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	Whitestone	Seguin	Georgian Bay
Style	Bungalow	Bungalow	Chalet
Sewage	Septic Approved	Holding Tank	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lakes/Lake/River
Heating			
Sub Dist/Loc Area	Whitestone	Humphrey	Georgian Bay
Year Built	1991	1950	
DOM	4	3	4
Basement	Walk-Out, Partially Finished, Full Basement	None	Exposed Rock, Separate Entrance, Unfinished, Partial Basement
Beds Total	3	3	2
Bath Total	1	1	2
Garage	2		0
Acres Total	50-99.99	0.50–1.99	0.50–1.99
Lot Front/Depth	1,371.00 /	230.00 /	100.00 / 0.00
Sqft AG/Total	1,232	842	1,117
Sqft Total	1,232	842	1,117
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lorimer Lake	Lake Joseph	Georgian Bay
Remarks	A nature lovers paradise! This attractive cottage is fully winterized and sits on a stunning south facing point of land on Lorimer Lake. The property is 60.7 acres with two separate waterfront areas. The second waterfront area has a large section of shoreline, a cleared area that used to be a farmstead and a beautiful view down the lake. A perfect spot for a rustic cabin or possible future severance. The cottage has 3 bedrooms, 1.5 baths, main floor laundry, vaulted ceilings and a huge deck. The lower level is partly finished and has guest bedroom, hobby room, rec room with woodstove and walkout to patio facing the lake. There is plenty of room for family and friends to enjoy waterfront activities. Lorimer Lake Rd is maintained year round by the municipality. Green Lane is a seasonal private road...1.3km is not plowed in winter, however the owners have used the property year round and have lived there in winter. They enjoy Bell satellite TV and good cell phone service. This is a great	Unique Lake Joseph opportunity: From its early days as a trapper's cabin, this cottage is just steps away from the shoreline. It may be one of the last chances on crystal clear Lake Joseph to enjoy a classic water's edge cottage or to create your new cottage in a location that current bylaws no longer allow. 230 feet of clean shoreline offer beautiful long east views of Lake Joe and stunning sunrises. Good privacy to Neighbours on treed lot. Accommodations at this "mini-compound" include a 3-bedroom cottage and two lovely high ceiling bunks with lake views - great for the kids. At the waterfront is a single slip boathouse and a two slip boat port. Three canoes included. Boat to the Lake Joseph Yacht Club, only minutes away, and wave to your kids as they learn to sail, all from your deck overlooking the lake. Two hours door to door from mid-Toronto.	Stunning South East water views and Canadian Shield shoreline with tree top perspective on the world! A very well built and maintained two bedroom Viceroy Cottage with wood exterior and steel roof is nestled into the Precambrian rock of Honey Harbour, with large sun decks all around and two sunrooms one in front and one at the back. There is a large bunkie behind the cottage with sleeping accommodations and great workshop as well. Large floating dock to park your boats & water toys or swim with the family. This property has easy access from Honey Harbour with a five minute boat ride.



Address	1869 MUSKOKA ROAD 118 W Highway	15 HILLCREST Avenue	1855 BRACKENRIG Road
MLS®#	40154141	40153176	40152935
Status	Pending	Pending	Pending
Original List Price	\$44,900	\$269,900	\$2,695,000
List Price/List Date	\$44,900 / 08/14/2021	\$269,900 / 08/12/2021	\$2,695,000 / 08/13/2021
Sold Date	08/23/2021	08/19/2021	08/22/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Muskoka
District/Municip	Muskoka Lakes	Parry Sound	Muskoka Lakes
Style	1 Storey/Apt	Bungalow	2 Storey
Sewage	Other	Sewer (Municipal)	Septic
Water	Lake/Co-Operative, Community Well	Municipal/--	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Medora	Parry Sound	Watt
Year Built	2010		2007
DOM	9	7	9
Basement	None	Walk-Up, Partially Finished, Full Basement	1,108 Square Feet, Fully Finished, Full Basement
Beds Total	1	2	4
Bath Total	1	2	4
Garage			1
Acres Total	Not Applicable	< 0.5	0.50–1.99
Lot Front/Depth	0.00 /	52.00 / 74.00	102.00 / 289.00
Sqft AG/Total	440	937	2,216
Sqft Total	440	937	3,324
Waterfront Y/N	Yes	No	Yes
Waterfront Name	Muskoka		Lake Rosseau
Remarks	Enjoy seasonal living at the Touchstone Resort on beautiful Lake Muskoka 1/8th fractional ownership of this unit available (6 weeks every year with a bonus week every other year). This luxurious 1-bedroom unit, open plan kitchen, convenient washer/dryer in the unit & good sized balcony and Muskoka Room with fire-place offering stunning views onto the lake, is situated in the Main Lodge building with easy access to all amenities including an infinity pool, private beach, spa, fitness center. Outdoor activities that can be enjoyed are the outdoor beach-front pool, use of kayaks and other non-motorised watersports at the beach, tennis courts, soccer, volleyball, fire pits and nature trails, or spend the day exploring beautiful Lake Muskoka. End the day at the gourmet restaurant. Both Port Carling and Bracebridge are only minutes away for all of your town amenities. If you enjoy golf, simply walk across the street to Kirrie Glen Golf Course. Week schedule is A2 (Friday-Friday) This unit is NOT pet friendly.	Affordable and in-town! Words not often heard in Parry Sound real estate as-of-late. This well cared for home is move-in ready to enjoy while you make it your own. This compact but efficiently laid out space includes an oversized primary suite with a walk-in closet and a dressing area with a vanity, second bedroom, 4-piece bathroom with linen closet, eat in-kitchen, lots of storage and a large bay window in the living room. The basement is partially finished with rec. room, laundry and workshop/dry storage. The backyard is fenced and well-manicured - perfect for hosting. Garden shed, covered carport and paved parking for 3 cars. Quick closing available! Taxes (2020) \$2,200, hydro (2020) \$200.00 approx., water/sewage (2020) \$1,692.00.	West facing Lake Rosseau location close to Windermere and a short hop into Port Carling. This 4 bedroom winterized cottage or Lakeside home has it all. Western exposure for exquisite year round sunsets over Portage Bay. Easy access from a year-round municipal road. Great room that has a granite wood-burning fireplace and wide plank floors, 3 walkouts to the deck. From the dining room another walkout to the large Muskoka Room. The kitchen offers all you need from prep space to a Sub Zero Fridge and Wolf Cooktop and Oven, Granite countertops to boot. The lower level has a media and Games room and a propane fireplace. At the waters edge there is a 2 story boathouse with 2 bedrooms, a kitchenette, 3 piece bathroom, and its own private balcony with a long lake view. There is an area for those looking for sports other than water with a volleyball court and a bocce court fun for the whole family. For the golfer in you, there are several courses nearby either by boat or by car. The main cottage is



Address	BAY LAKE Road	92 VERNON Lane	1805 PENINSULA Road #281
MLS®#	40152694	40151461	40151422
Status	Pending	Pending	Pending
Original List Price	\$129,000	\$139,999	\$3,295,000
List Price/List Date	\$129,000 / 08/12/2021	\$139,999 / 08/07/2021	\$3,295,000 / 08/11/2021
Sold Date	08/19/2021	08/19/2021	08/18/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Perry	Huntsville	Muskoka Lakes
Style			Bungalow Raised
Sewage	None	None	Septic
Water		None/--	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Emsdale	Stisted	Medora
Year Built			1991
DOM	7	12	7
Basement			432 Square Feet, Exposed Rock, Separate Entrance, Walk-Out, Partially Finished, Partial
Beds Total			3
Bath Total			2
Garage			4
Acres Total	0.50–1.99	0.50–1.99	5-9.99
Lot Front/Depth	250.00 / 325.00	150.00 / 200.00	312.94 / 0.00
Sqft AG/Total			1,208
Sqft Total			1,640
Waterfront Y/N	No	No	Yes
Waterfront Name			Lake Joseph
Remarks	A very private 1.7 ACRE building lot, less than a 1-minute walk to beautiful Bay Lake public access (see photos) and great spot to enjoy "lake life"... launch your boat, paddle, SUP, fish, swim and relax! Ideal for your retreat or year-round residence, this property is sloping with an established path to a more level building area among the primarily hardwood forest. (See fall aerial images for an indication of the type of forest.) Found on a year-round, municipally maintained road, less than 20 minutes from Huntsville for dining, shopping, hospital, and entertainment. Only 10 minutes from the community of Novar with LCBO, groceries, post office, and gas. The surrounding area, has many small lakes and offers excellent, fishing for Bass and Trout, as well as canoeing and kayaking. There is great winter fun here, too! Cross country skiing, ice skating, ice fishing, and snowmobiling. OFSC "Trail 95" runs along Bay Lake Road as the Highland Rovers snowmobile club grooms a total of 112 km of	Located just 15 minutes from Downtown Huntsville. This lovely treed lot would be great for a future home site or weekend retreat. Enjoy use of the existing bunkie while you plan your build. Public access to Lake Vernon is located close by and Huntsville has many area amenities you can enjoy year round. There is an entrance already in place and the bunkie is hooked up to Hydro. There are many year round homes in this area as well. Bus service to area schools. Please note the bunkie is being sold "as is" condition.	**SOLD FIRM PENDING DEPOSIT** Do you dream of peace and tranquility on Lake Joseph without a train track or a highway at your back? This could be the one for you... This Lake Joe Family Compound boasts 313' of straight line, southwest frontage (allowing the addition of a boathouse with living quarters above). Townsend's Bay (Barefoot Bay to those "in the know") is quiet and private and perfect for slalom skiing and barefooting. With a gorgeous hard packed sandy in-water volley-ball court and deeper water (5') off the TWO docks, this waterfront will appeal to swimmers of all ages. Two solid, 30 year old, partially updated, fully winterized cottages (Viceroy 3 bed/2 bath and 4 bed/2 bath) and an original 1940's log cabin sit close to the water's edge. Behind the cottages is a 4-car (tandem) garage with office space. With an exceptional 6.41 acres, there's lots of room to expand, renovate, redevelop or add a sports court. Great year round road access from Peninsula Road. High Speed Ultra



Address	ANGUS POINT Road	4073 CHETWYND Road	24 BEECH Avenue
MLS®#	40151179	40150484	40150244
Status	Pending	Pending	Pending
Original List Price	\$99,000	\$449,000	\$989,900
List Price/List Date	\$99,000 / 08/06/2021	\$449,000 / 08/05/2021	\$989,900 / 08/09/2021
Sold Date	08/17/2021	08/18/2021	08/17/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Parry Sound
District/Municip	Machar	Kearney	Carling
Style		Log	Bungalow
Sewage	None	Septic	Septic
Water	None/--	Dug Well/--	Bay/Lake/River
Heating			
Sub Dist/Loc Area	Machar	Proudfoot	Carling
Year Built			1976
DOM	11	13	8
Basement		None	None
Beds Total		2	3
Bath Total		1	3
Garage			
Acres Total	5-9.99	2-4.99	0.50–1.99
Lot Front/Depth	/	1,100.00 /	250.00 /
Sqft AG/Total		676	2,093
Sqft Total		676	2,093
Waterfront Y/N	No	No	Yes
Waterfront Name			Georgian Bay
Remarks	Looking for a great building lot and can't find anything on the water....This is the next best thing. This beautiful flat mixed forest 5.896 acre private lot with over 1,000 feet of road frontage is just up the road from the Machar Township Eagle Lake Boat launch and public beach at the south end of Eagle Lake. This property is 20 minutes off Hwy 11 on municipal maintained year round road. To allow time to view this property, offers will be presented Tuesday August 17th, 2021 at 3:00 pm.	Looking for a getaway location near Algonquin Park? -- Brand New 4-Season Log Cabin on 4+acres on a year-round municipally maintained road (don't miss the video!) ---This perfect forest retreat is right near Algonquin Park entrance in Kearney!! 2 bedrooms, 1 bathroom, steel roof, back deck and separate decking at ravine --- radiant, hydronic heated floors + cozy wood-stove! --full kitchen with quartz countertops, back deck, storage loft, high speed internet --on a year-round road. Your perfect retreat, "Glamping" at it's best!!! Buy as a Cottage, Buy as a Home, Buy as a rental/investment property!	Three-bedroom waterfront cottage with year-round access and sandy shoreline on Georgian Bay, just north of Killbear Park. At over 2000 square feet of living space, the cottage features outstanding Georgian Bay views straight across to Rose Island and Clarence Channel. The spacious floor plan features open beams with pine ceilings, three bathrooms, two decks and plenty of room for guests and entertaining. Just over an acre of gently sloping property with 250 feet of south-facing shoreline, this is an ideal cottage for large or extended families.



Address	1023 MCCABE Road	14 BIRCH Island	2441 HIGHWAY 518 WEST
MLS®#	40149458	40148728	40144482
Status	Pending	Pending	Pending
Original List Price	\$975,000	\$1,500,000	\$199,900
List Price/List Date	\$975,000 / 08/05/2021	\$1,500,000 / 08/01/2021	\$199,900 / 07/20/2021
Sold Date	08/22/2021	08/20/2021	08/18/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Lake of Bays	Muskoka Lakes	McMurrich/Monteith
Style	1.5 Storey	Bungalow	1.5 Storey
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Drilled Well, Dug Well/--
Heating			

Sub Dist/Loc Area	McLean	Monck (Muskoka Lakes)	Sprucedale
Year Built	1970		1955
DOM	17	19	29
Basement	Unfinished, Partial Basement	None	None

Beds Total	2	3	0
Bath Total	1	2	0
Garage			2
Acres Total	0.50–1.99	0.50–1.99	0.50–1.99
Lot Front/Depth	402.00 / 272.00	110.99 /	80.00 / 348.00
Sqft AG/Total	1,150	1,655	792
Sqft Total	1,150	1,655	792
Waterfront Y/N	Yes	Yes	No
Waterfront Name	Echo Lake	Lake Muskoka	

Remarks	UNFORGETTABLE is an apt word to describe this unique enchanting point of land offering superb privacy (over 400 ft ftg.). From its open flat table land to its rugged rocky forested areas with towering white pine, from its shallow, sandy, safe, shoreline to its deep waters (20' plus) directly off shore, explore the meandering trails and pathways that wind through and around the property. With its EAST, SOUTH, and WEST exposures you can enjoy your morning coffee watching the sun come up, play in the water all day with its sun drenched southern exposure, and in the evening relax with a glass of wine while watching an incredible Muskoka sunset from your favorite perch as you listen to the loons. Equally unique is the solidly built cottage and storage building constructed of brick, block, stone, wood, and LOVE over the years by the original owner. Built literally on the waters edge, the bright cottage features loads of windows, 2 fireplaces, wood stove, an updated kitchen and roughed in	Enjoy the views from the beautifully renovated Lake Muskoka retreat. Nestled in the trees, this open concept cottage is the perfect getaway with a wall of windows providing serene views the lake, pre-oiled maple flooring, Quartz counters and a cozy wood stove for cool nights. The primary bedroom features a vaulted ceiling and a beautiful ensuite with a luxurious 5-foot walk in shower. Spend your days relaxing in the sun on the newly constructed dock or get some shade on the deck overlooking the lake. The one slip boathouse features a sleeping Bunkie on the second level, perfect for your guests to enjoy falling asleep to the sounds of the water below. Start cottaging today in this beautiful turn key cottage, including furniture and a 170 Edgewater centre console boat along with boat slip and 2 main land parking spots for the remainder of the 2021 season. This Birch Island retreat is everything you could want in a Muskoka cottage.	BLANK canvas - potential to design interior to your style. Totally stripped to wall studs. Handyman special. Formerly a 1.2 level, 3 bedroom home built in 1955. Full septic system, drilled well, 2 dug wells for garden watering, double garage, electricity (100 amp service), metal roof and outbuilding. Located in the heart of Sprucedale. Time to roll up your sleeves and get creative. Vacant for easy showings. Being sold "AS IS - WHERE IS". No warranties of representations.
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Address	1008 MCLEOD Road #4	6620 GO HOME LAKE Shore	3876 MUSKOKA 118 Road #Sandfield
MLS®#	40144185	40141906	40137178
Status	Pending	Pending	Pending
Original List Price	\$5,699,500	\$419,000	\$140,000
List Price/List Date	\$5,250,000 / 07/22/2021	\$419,000 / 08/06/2021	\$140,000 / 07/01/2021
Sold Date	08/18/2021	08/17/2021	08/23/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Georgian Bay	Muskoka Lakes
Style	Bungalow Raised	Bungalow Raised	2 Storey
Sewage	Septic	None	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lake/Drilled Well, Well
Heating			
Sub Dist/Loc Area	Medora	Gibson	Medora
Year Built	1983	1961	2010
DOM	19	11	53
Basement	1,000 Square Feet, Separate Entrance, Walk-Out, Walk-Up, Partially Finished, Full Basement	None	Unfinished, Full Basement
Beds Total	5	3	3
Bath Total	3	1	4
Garage			
Acres Total	0.50–1.99	0.50–1.99	25–49.99
Lot Front/Depth	230.00 /	212.00 /	725.00 /
Sqft AG/Total	1,944	830	2,055
Sqft Total	2,944	830	2,055
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake Rosseau	Go Home Lake	Joseph
Remarks	<p>South Lake Rosseau - A coveted opportunity to have it all in an area very rarely offered for sale.</p> <p>family cottage package a mere minute to Port Sandfield serves up 2 boathouses & an inviting 5 bdrm Water's edge cottage w idyllic shoreline composition of deeper waters & toddler friendly sand bottom shores. Hidden amidst a 1.5 acres woodsy scape this value packed offering gifts all. Original well reputed Bill Ferguson built this winter used cottage boasts spacious open concept dreamy bright whitewashed waterside appointed living areas & solid cedar screened octagonal Muskoka room. Gorgeous wood floors, stunning solid Muskoka stone centrepiece floor to ceiling living rm fireplace & updated kitchen with chic handsome leather finished granite island. The abundant cottage space flowing on 2 full levels sings family & friends and holiday gatherings with 2 full deck levels to lounge, complemented by maintenance free railings & shuffleboard crt. A plethora of "grandfathered"</p>	<p>Accessed by boat only. Escape to the idyllic surrounds of Go Home Lake. This well-positioned cottage sits upon the shore of Heart Bay, featuring three bedrooms, one 3-pc bathroom, and 830 sq. ft. of living space. The open concept kitchen comes equipped with a refrigerator, stove, and microwave. The bedrooms are located alongside the back of the living room, which features big windows looking out over the lake. There is a bunkhouse with more space for your family or for extra storage of your water sports and toys. Entertain in the screened-in Muskoka room, on the large deck, or down by the lake. Go Home Lake is a beautiful lake with over 50% of the shoreline being Crown land. This provides many areas to explore & hike with waterfalls to visit. Access to Georgian Bay is also available. Go Home Lake is 90 minutes from the GTA. Close to shopping, restaurants, golf, skiing & OFSC Trails. Just a 10-minute boat ride from the marinas.</p>	<p>Welcome to the Muskokan Resort on Lake Joseph. These semi-detached villas, known as the Sandfield, offers luxurious vacationing without the hassle of cottage ownership. This villa is complete with 3 bedrooms, 3.5 baths, open concept living, kitchen and dining areas, beautiful Muskoka Room and large deck with great views of Lake Joseph. 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.</p> <p>This is Week 8 which is a fixed week in mid</p>



Address	3876 MUSKOKA 118 Road #Sandfield	2515 MUSKOKA 117 Road	2515 MUSKOKA 117 Road
MLS®#	40137173	40132724	40128471
Status	Pending	Pending	Pending
Original List Price	\$140,000	\$1,750,000	\$1,750,000
List Price/List Date	\$140,000 / 07/01/2021	\$1,750,000 / 06/15/2021	\$1,750,000 / 06/15/2021
Sold Date	08/19/2021	08/16/2021	08/16/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Lake of Bays	Lake of Bays
Style	2 Storey		Bungalow
Sewage	Septic	None	None
Water	Lake/Drilled Well, Well	Lake/None	Lake/None
Heating			
Sub Dist/Loc Area	Medora	McLean	McLean
Year Built	2010		1990
DOM	49	62	62
Basement	Unfinished, Full Basement		None
Beds Total	3		1
Bath Total	4		1
Garage			
Acres Total	25-49.99	100+	100+
Lot Front/Depth	725.00 /	/	/
Sqft AG/Total	2,055		432
Sqft Total	2,055		432
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Joseph	Jacksons Lake	Jacksons Lake
Remarks	Welcome to the Muskokan Resort on Lake Joseph. These semi-detached villas, known as the Sandfield, offers luxurious vacationing without the hassle of cottage ownership. This villa is complete with 3 bedrooms, 3.5 baths, open concept living, kitchen and dining areas, beautiful Muskoka Room and large deck with great views of Lake Joseph. 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. This ownership is Week 7, which ensures you are vacationing mid August every year. Purchase	PARADISE FOUND. Your very own lake (locally known as Jackson Lake approximately 25 acres in size) surrounded by 115 acres of mixed forest. Just 2 minutes from Baysville. Yes 2 minutes. When you are there it feels like you are miles and miles away from anything and anybody. The lake depth contours have a "bowl shape" on the eastern half then shallows up to the western end where drainage exits and heads across Muskoka Road 117 towards the Muskoka River. Estimated maximum depth is 40 ft in the centre of the "bowl". A cute little 1 bdrm cabin (composting toilet) sits on the shore so you can camp in comfort. Accessed by a short laneway off Muskoka Road 117. Easy to keep open year round. Just beyond the NW side of Jackson Lake there is another smaller lake with a Heron Hatchery although some say the heronry no longer exists. Snowmobiling right on your doorstep. If all of the above isn't enough...read on. There is currently a signed 5 year lease with Rogers who have a tower at the start of the	PARADISE FOUND. Your very own lake (locally known as Jackson Lake approximately 25 acres in size) surrounded by 115 acres of mixed forest. Just 2 minutes from Baysville. Yes 2 minutes. When you are there it feels like you are miles and miles away from anything and anybody. The lake depth contours have a "bowl shape" on the eastern half then shallows up to the western end where drainage exits and heads across Muskoka Road 117 towards the Muskoka River. Estimated maximum depth is 40 ft in the centre of the "bowl". A cute little 1 bdrm cabin (composting toilet) sits on the shore so you can camp in comfort. Accessed by a short laneway off Muskoka Road 117. Easy to keep open year round. Just beyond the NW side of Jackson Lake there is another smaller lake with a Heron Hatchery although some say the heronry no longer exists. Snowmobiling right on your doorstep. If all of the above isn't enough...read on. There is currently a signed 5 year lease with Rogers who have a tower at the



Address	138 559 Highway	1021 HESNERS LAKE Road #18	1519 MUSKOKA 118 Road
MLS®#	40121713	40120335	40115923
Status	Pending	Pending	Pending
Original List Price	\$249,900	\$1,995,000	\$6,995,000
List Price/List Date	\$199,900 / 05/29/2021	\$1,849,000 / 05/28/2021	\$6,395,000 / 05/19/2021
Sold Date	08/18/2021	08/20/2021	08/18/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Carling	Muskoka Lakes	Muskoka Lakes
Style	Bungalow	Bungalow	2 Storey
Sewage	Septic	Septic	Septic
Water	Dug Well/--	Lake/Lake/River	Lake/Drilled Well, Well
Heating			
Sub Dist/Loc Area	Carling	Medora	Monck (Muskoka Lakes)
Year Built	1963	1981	2017
DOM	66	84	91
Basement	630 Square Feet, Development Potential, Walk-Out, Walk-Up, Unfinished, Full Basement	Separate Entrance, Unfinished, Partial Basement	1,950 Square Feet, Fully Finished, Full Basement
Beds Total	2	3	4
Bath Total	1	1	5
Garage		4	3
Acres Total	0.50–1.99	50-99.99	2-4.99
Lot Front/Depth	149.81 / 200.86	1,360.00 /	214.99 /
Sqft AG/Total	975	1,200	1,950
Sqft Total	1,605	1,200	3,900
Waterfront Y/N	No	Yes	Yes
Waterfront Name		Hesners Lake	Muskoka
Remarks	<p>Welcome to year round living in Carling. This home offers 2 bedrooms and 1 bathroom on a 0.69 acre private, level and partially cleared lot. Renovate to make this your dream home. Plenty of space to add on and grow. New in 2020: Oil Tank, electrical panel, forced air oil furnace, washer, dryer and hot water tank. Plenty of parking for guests and family. Close access to Hwy 400, Parry Sound amenities and on school bus route. A great place to start or invest as a rental property. Taxes 2020 - \$873, hydro 2020 - \$1200 approx, heat 2020, oil - \$1,200. Vacant and fast closing available. As is where is.</p>	<p>Absolute privacy in highly sought after Bala, ON. This incredibly special property boasts 60 acres, 1360 feet of frontage on Hesner's Lake plus a private pond, all day sun and beautiful sunsets, it is truly spectacular! Great fishing, boating and tranquility around this beautiful lake not to mention you are with in walking distance to shopping and all amenities. The lovely 3 bedroom Viceroy cottage or home has been updated with pine features, open concept kitchen and living, stone accented wood burning fireplace and walkouts to deck and a large screened in Muskoka room overlooking the lake. The newer built 25 ft x 42 ft Garage offers plenty of space for all your toys also having a full loft area, and to top it all off there is a 13 ft x 13 ft Bunkie perfect for kids or guests. This property is a once in a lifetime find, book your personal showing today as it won't last long! Possibility of severance. Please follow COVID-19 Protocols.</p>	<p>Beautiful custom built cottage on Lake Muskoka by one of Muskoka's finest builders boasting the best in craftsmanship. From the minute you step on the property, you are greeted with tranquility and privacy this 2 acre lot has a very private shoreline with 214 Ft of frontage and stunning sunset views for you to enjoy. Step inside to an entertainers dream complete open concept so you do not need to be separated from guests and family while entertaining. Custom carpentry can be found throughout the cottage, from the beautiful custom kitchen outfitted with the best appliances, the 4 season Muskoka room with accent wall and timber lined stairs the uniqueness of this property can be felt from room to room. With 4 bedrooms and 5 bathrooms this cottage has ample space to entertain or enjoy with your family. Step outside to a beautiful granite patio and granite steps leading you to the 2 slip boathouse with an oversized dock, you will not want to leave this view all summer long. This property is perfectly</p>



Address	790 WHITESTONE LAKE Island	1415 DICKIE LAKE Road	1 HOPE Island
MLS®#	40112722	40111496	40099743
Status	Pending	Pending	Pending
Original List Price	\$799,000	\$950,000	\$6,995,000
List Price/List Date	\$699,000 / 05/12/2021	\$799,000 / 05/20/2021	\$4,875,000 / 05/15/2021
Sold Date	08/20/2021	08/16/2021	08/18/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Whitestone	Lake of Bays	Muskoka Lakes
Style	2 Storey	Cottage	2 Storey
Sewage	Gray Waste	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Whitestone	McLean	Medora
Year Built	1996		
DOM	100	88	95
Basement	None	Walk-Out, Unfinished, Full Basement	None
Beds Total	4	3	4
Bath Total	1	1	2
Garage			
Acres Total	0.50–1.99	0.50–1.99	0.50–1.99
Lot Front/Depth	1,089.24 /	120.00 / 248.00	662.00 /
Sqft AG/Total	1,440	1,403	3,100
Sqft Total	1,440	1,403	3,100
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Whitestone Lake	Dickie Lake	Joseph Lake
Remarks	Whitestone Lake private island! Over 1089 feet of shoreline with all the views along the Long Arm and only a 5 minute boat ride from the marina. Nestled in a private bay to the north is Crown land with big open views to the east and gorgeous sunsets to the west. It is about 12 feet deep at the end of the dock and to the south of the island it gets as deep as 50 feet. The fishing is amazing and we have the fish finder pictures to prove it! This property boasts 2 cottages. The newer cottage has all the modern feel with 4 bedrooms and 1 bath, spacious open concept, large full windows and walk outs to the decks. The second is the original log cabin and sits at the west end of the island. It is 29x24 in all its original glory. It has 3 bedrooms and 1 bath with a kitchen and dining/living room. There is a screened gazebo and diving board at the dock and the pontoon boat is included to get you to your private getaway. This is a unique property and perfect to accommodate large families and guests or as a rental retreat. So many	DICKIE LAKE TURN KEY! YEAR ROUND FAMILY COTTAGE ON YEAR ROUND MUNICIPAL ROAD, LARGE LEVEL LOT, SAND BEACH. OPEN CONCEPT PINE LINED LIVING ROOM WITH WALL TO WALL WINDOWS & WALKOUT TO MASSIVE WRAP AROUND DECK (37' x 12') WITH LAKE VIEW. NEW Water UV System recently installed. Updated kitchen, main floor laundry, walkout basement features insulated workshop, storage, forced air electric furnace, 200 AMP, hot line for winter use. Main floor 2bedrooms, 2nd floor 3rd bedroom open concept loft, with potential to create another bedroom. Fantastic sand beach level entry with dock, lots of room for outdoor activities. Shingles replaced 2020, Shed 10X9, Portable garage for all your toys & storage. Potential at waterfront point of land to build additional new docking.	This Iconic Lake Joseph Private Island is situated within the group of Islands known as "The Three Sisters". This is one of the most sought after locations on Lake Joseph. Hope Island offers big lake views in all directions. Both the morning sunrise & the rising moon can be enjoyed on the easterly water's edge stone terrace. The westerly patio offers fabulous sunsets and the perfect place for an evening coffee or swim before bedtime. "Hope" offers what can no longer be built on the Muskoka Lakes, making this truly a one-of-a-kind property. The large & spacious main cottage is situated just a few feet from the lake, with over-sized picture windows making one feel like they are part of it all. With a designer's touch, the interior is a visual delight with a fresh, relaxing cottage style. 4 bedrooms, hardwood floors, painted wooden walls and 2 fireplaces allow ample room for an extended family to enjoy this classic cottage. Windswept pine flagstone walkways and lovely raised stone



Address B446 ISLAND B446 Island

MLS®# 40090375

Status Pending

Original List Price \$795,000

List Price/List Date \$725,000 / 03/31/2021

Sold Date 08/21/2021

Sale Price

Region (CoP) Parry Sound

District/Municip The Archipelago

Style 1.5 Storey

Sewage None

Water Bay/Lake/River, Other

Heating

Sub Dist/Loc Area Archipelago South

Year Built 0

DOM 143

Basement Unfinished, Crawl Space

Beds Total 2

Bath Total 0

Garage 0

Acres Total 0.50–1.99

Lot Front/Depth 1,010.00 / 1.00

Sqft AG/Total 800

Sqft Total 800

Waterfront Y/N Yes

Waterfront Name GEORGIAN BAY

Remarks Incredible outer island with fabulous outside views. Private location, well treed with many building sites. Get started in the well build cabin (needs inside finishes). Power nearby & building & septic permits available upon application. Great location for cruiser docking.