

# 1176 PARKER'S POINT Road, Gravenhurst, Ontario P1P 1R2

Client Full  
Active / Residential

[1176 PARKER'S POINT Rd Gravenhurst](#)

MLS®#: 40076710  
Price: \$3,495,000



## Muskoka/Gravenhurst/Gravenhurst 2 Storey House



Water Body: Lake Muskoka

Type of Water: Lake

	Bed	Bath	Kitch
Lower	1	1	
Main	2	2	1
Second	2	1	

Bed: 5 (4+1)  
Bath: 4 (4+0)  
SF Total: 3,888/Plans  
SF Range: 3001 to 4000  
Abv Grade Fin SF: 3,888.00/Plans  
Common Interest: Freehold/None  
Tax Amt/Yr: \$11,145/2020

### Remarks/Directions

**Public Rmks:** Welcome to Parkers Point on beautiful Lake Muskoka! This newer custom-built home at 3,888 sqft is less than 2 years old and offers stunning views of Lake Muskoka. A bright and spacious home with open concept layout boasts cathedral ceilings with high-end finishes and a Muskoka granite fireplace in the great room. A large master bedroom with balcony and a 5-piece ensuite. Gorgeous landscaping and granite steps lead to the lakefront, with deep water off the docks completes this spectacular package. Sun drenched with South exposure, this property is perfect for the entire family to enjoy with plenty of room for guests. Cozy up around the firepit in the evenings and enjoy the captivating wide open views of Lake Muskoka. Just minutes from Gravenhurst with plenty of shopping and amenities, and a short drive to the Hardy Lake Trails.

**Directions:** HWY 169 TO PARKERS POINT RD, FOLLOW TO 1176

### Common Elements

### Waterfront

Features: Other  
Dock Type: None  
Shoreline: Boat House:  
Shore Rd Allow: Owned Frontage: 104.00  
Channel Name: Exposure:  
Island Y/N: No

### Exterior

Exterior Feat: Landscaped  
Construct. Material: Hardboard  
Shingles Replaced: Foundation: ICF  
Year/Desc/Source: /Completed / New/Owner  
Property Access: Municipal Road  
Parking Features: Gravel Driveway  
Parking Spaces: Driveway Spaces: 9.0  
Garage Sp/Desc: Parking Assigned:  
Services: Cell Service, Electricity, High Speed Internet  
Water Source: Drilled Well Water Trmt: Sediment Filter  
Lot Size Area/Units: 0.39 Acres Acres Range: < 0.5  
Lot Front (Ft): 104.00 Lot Depth (Ft):  
Location: Rural Lot Irregularities:  
Area Influences: Airport, Golf, Landscaped, Park, Shopping Nearby, Trails  
Topography:  
Restrictions: Fronting On: South  
Exposure: South

### Interior

Interior Feat: Air Exchanger, Ceiling Fans, Water Heater Owned  
Basement: Full Basement Basement Fin: Fully Finished  
Basement Feat: Walk-Out  
Cooling: Central Air  
Heating: Fireplace-Propane, Forced Air-Propane  
Under Contract: Propane Tank Contract Cost/Mo:  
Inclusions: Built-in Microwave, Dishwasher, Dryer, Refrigerator, Washer  
Electric Age: 2 Plumbing Age: 2 Furnished:  
Furnace Age: 2 Tank Age: 2 UFFI:

### Property Information

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Common Elem Fee: No

Legal Desc:

PT LT 26 CON 6 MUSKOKA AS IN DM270648; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Zoning:

RW6

Assess Val/Year:

\$1,166,000/2016

PIN:

ROLL:

440202002903100

Possession/Date:

Flexible/

Local Improvements Fee:

Survey: Boundary Only

Hold Over Days:

Occupant Type: Owner

Deposit:

Brokerage Information

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List Date:

03/05/2021

List Brokerage:

[ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)

Source Board:

 The Lakelands

Prepared By: L. Billings, Brokerage Staff, Employee

Date Prepared: 03/05/2021

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