

# 1655 MUSKOKA ROAD 118 W, Muskoka Lakes, Ontario P1P 1R4

Client Full

**1655 MUSKOKA ROAD 118 W Muskoka Lakes**

MLS® #: 40258384

**Active / Residential**

Price: **\$11,995,000**



## Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)

**2 Storey/House**



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Lower		<b>1</b>	
Main	<b>1</b>	<b>2</b>	<b>1</b>
Second	<b>4</b>	<b>2</b>	

Beds (AG+BG): **5 (5 + 0)**  
 Baths (F+H): **5 (4 + 1)**  
 SF Fin Total: **7,000**  
 AG Fin SF Range: **6001 to 7000**  
 AG Fin SF: **7,000/LBO provided**  
 DOM/CDOM: **111/111**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$22,600.00/2021**

### Remarks/Directions

Public Rmks: **Welcome to this one of a kind home on Lake Muskoka. This 7,000 sqft home shows off fine craftsmanship and attention to detail, with custom timber frame and beautiful ash floors throughout. An entertainer's dream, the layout of the main floor features multiple open-concept spaces for hosting family get-togethers, including a great room and Muskoka room, both with stone fireplaces and expansive views of the lake. The large gourmet kitchen has been finished with high end appliances, granite countertops and an oversized island, and features a generous pantry for extra storage. Wake up in the ultimate master suite, featuring a walk-out to a screened porch overlooking the lake and a custom walk-in closet. The master ensuite was thoughtfully designed with his and hers sinks, a makeup vanity, large soaker tub with fireplace, large walk in shower and water closet. The second floor has 4 spacious bedrooms and 2 bathrooms, as well as a large games room above the garage. The lower level offers additional entertaining space, as well as 2 bonus rooms for you to use as desired. This one of a kind estate is tucked far back from the road to create a private setting, with a paved driveway, 3 car garage, large carport and tennis/sports court. Outside, the sun drenched property has been extensively landscaped with flagstone steps down to the water. The large dock has plenty of space to spend sunny afternoons in the sun, and deep water off the dock for jumping in and cooling off. Take advantage of everything that living on Lake Muskoka offers and boat to various marinas, have dinner at the wharf in Gravenhurst, or cruise up to Port Carling for an afternoon of shopping and lakeside patios. Just minutes outside of Bracebridge for shopping, restaurants and amenities, and 2 hours from Toronto. This is a property you need to see for yourself!**

Directions: **Follow Hwy 400, take exit 169 to Lake Joseph Rd, turn right onto Hwy 169. Turn left onto Hwy 118 W, follow to #1655.**

### Common Elements

Locker:

Balcony:

### Waterfront

Features: **Other**  
 Dock Type: **Private Docking**  
 Shoreline: **Deep, Natural**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Boat House: **Boathouse-Double Slips**  
 Frontage: **384.00**  
 Exposure: **South**  
 Island Y/N: **No**

### Exterior

Construct. Material: **Stone, Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road**  
 Garage & Parking: **Detached Garage//Private Drive Double Wide//Asphalt Driveway**  
 Parking Spaces: **18**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **/**  
 Lot Front (Ft): **384.00**  
 Location: **Rural**  
 Area Influences: **Airport, Beach, Golf, Major Highway, Marina, Shopping Nearby**  
 Restrictions:

Foundation: **ICF**  
 Water Tmnt: **Sediment Filter, UV System**  
 Acres Range: **10-24.99**  
 Lot Depth (Ft): **0.00**  
 Lot Irregularities:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Garage Spaces: **3.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Exposure: **South**

### Interior

Interior Feat: **Central Vacuum**  
 Security Feat: **Security System**  
 Basement: **Full Basement**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, In-Floor, Radiant**  
 Under Contract: **Propane Tank**  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Basement Fin: **Fully Finished**  
 Contract Cost/Mo:

**Property Information**

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 14 CON 6 MONCK; PT RDAL IN FRONT OF LT 14 CON 6 MONCK (CLOSED BY DM155887) PT 1, 2, 7, 35R6305 EXCEPT PT 1, 2, 35R19158; T/W DM145190; S/T MK3881; MUSKOKA LAKES TOGETHER WITH AN EASEMENT AS IN DM338078</b>	
Zoning: <b>RU3 &amp; WR1</b>	Survey: <b>Boundary Only/</b>
Assess Val/Year: <b>\$3,807,000/2022</b>	Hold Over Days:
PIN: <b>481620625</b>	Occupant Type: <b>Owner</b>
ROLL: <b>445309000205200</b>	Deposit: <b>5%</b>
Possession/Date: <b>Flexible/</b>	

**Brokerage Information**

List Date: **05/14/2022**  
 List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA](#)  
 Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Brittni Korporeal, Employee**  
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**Date Prepared: 09/02/2022**

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Foyer</b>	<b>Main</b>	<b>9' 2" X 9' 3"</b>	<b>2.79 X 2.82</b>	
<b>Great Room</b>	<b>Main</b>	<b>30' 8" X 23' 10"</b>	<b>9.35 X 7.26</b>	<b>Fireplace</b>
<b>Living Room</b>	<b>Main</b>	<b>25' 11" X 18' 6"</b>	<b>7.90 X 5.64</b>	<b>Fireplace</b>
<b>Kitchen</b>	<b>Main</b>	<b>18' 0" X 17' 0"</b>	<b>5.49 X 5.18</b>	
<b>Pantry</b>	<b>Main</b>	<b>7' 5" X 8' 7"</b>	<b>2.26 X 2.62</b>	
<b>Mud Room</b>	<b>Main</b>	<b>22' 2" X 6' 0"</b>	<b>6.76 X 1.83</b>	
<b>Laundry</b>	<b>Main</b>	<b>8' 6" X 17' 0"</b>	<b>2.59 X 5.18</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>17' 8" X 17' 3"</b>	<b>5.38 X 5.26</b>	<b>5+ Piece, Ensuite, Walkout to Balcony/Deck</b>
<b>Family Room</b>	<b>Lower</b>	<b>39' 0" X 39' 1"</b>	<b>11.89 X 11.91</b>	
<b>Bonus Room</b>	<b>Lower</b>	<b>16' 0" X 17' 4"</b>	<b>4.88 X 5.28</b>	
<b>Bathroom</b>	<b>Lower</b>			<b>3-Piece</b>
<b>Utility Room</b>	<b>Lower</b>	<b>32' 11" X 20' 3"</b>	<b>10.03 X 6.17</b>	
<b>Bonus Room</b>	<b>Lower</b>	<b>14' 11" X 24' 2"</b>	<b>4.55 X 7.37</b>	
<b>Utility Room</b>	<b>Lower</b>	<b>12' 6" X 35' 5"</b>	<b>3.81 X 10.79</b>	
<b>Bedroom</b>	<b>Second</b>	<b>17' 5" X 23' 7"</b>	<b>5.31 X 7.19</b>	
<b>Bedroom</b>	<b>Second</b>	<b>19' 0" X 15' 5"</b>	<b>5.79 X 4.70</b>	
<b>Bathroom</b>	<b>Second</b>			<b>3-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>24' 10" X 10' 0"</b>	<b>7.57 X 3.05</b>	
<b>Bathroom</b>	<b>Second</b>			<b>3-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>20' 2" X 16' 1"</b>	<b>6.15 X 4.90</b>	
<b>Game Room</b>	<b>Second</b>	<b>31' 8" X 28' 3"</b>	<b>9.65 X 8.61</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>			<b>5+ Piece</b>
<b>Den</b>	<b>Main</b>	<b>13' 10" X 10' 10"</b>	<b>4.22 X 3.30</b>	
<b>Bathroom</b>	<b>Main</b>			<b>2-Piece</b>

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