

Property Client Full

1019 Bluff Road Unit #5, Muskoka Lakes, Ontario P0B 1J0

Listing

1019 Bluff Rd #5 Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X13544040
 List Price: **\$5,695,000**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr:	\$16,039.34/2026	Transaction:	Sale
SPIS:	No	DOM:	1
Legal Desc:	See Schedule B		

Style:	2 Storey	Rooms Rooms+:	14+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	4(3+1)
Link:	No	SF Range:	3000-3500
Stores:	2.0	SF Source:	Other
Lot Irreg:		Lot Acres:	2 - 4.99
Lot Front:	270.00	Fronting On:	W
Lot Depth:	0.00	Builder Name:	
Lot Size Code:	Feet		
Zoning:	WR5		
Dir/Cross St:	Peninsula Rd to Judhaven		

PIN #:	481420373	ARN #:	445304001504803	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	Available
Possession:	TBA	Possession Date:			

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Wood, Other	Water:	Other
Basement:	Yes/Crawl Space, Unfinished	Garage:	Yes	Water Supply Type:	Lake/River
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/2.0	Water Meter:	
Interior Feat:	Bar Fridge, Central Vacuum, Propane Tank, Water Heater Owned	Drive Pk Spcs:	5.00	Waterfront Feat:	Other, Stairs to Waterfront
Parking Feat:	Private Double	Tot Pk Spcs:	7.00	Waterfront Struc:	Boat House, Double Slip
Heat:	Forced Air	Pool:	None	Well Capacity:	
Heat Source:	Propane	Rural Services:		Well Depth:	
A/C:	Yes/Central Air	Security Feat:		Sewers:	Septic
Central Vac:	Yes			Special Desig:	Unknown
Apx Age:	16-30			Farm Features:	
Property Feat:	Golf, Marina			Winterized:	
Roof:	Asphalt Shingle				
Foundation:	Insulated Concrete Form				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Lake Rosseau	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struct:	Boat House, Double Slips				
Water Frontage:	82.30				
Water Features:	Other, Stairs to Waterfront				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road	Shoreline Exposure:	East		
Shoreline:	Clean, Deep	Water View:	Direct	Channel Name:	
Shoreline Road Allowance:	None				
Docking Type:	Private				

Remarks/Directions

Client Rmks: **Stunning southeasterly views across Lake Rosseau. This fabulous property boasts incredible, wide open lake views from almost every room, featuring 4 bedrooms, 3 bathrooms and a coach house. The 3,121 sqft cottage has been beautifully designed with views in mind, with almost every room in the cottage offering a view of the lake. The open-concept main area features vaulted ceilings, plenty of natural light and a cozy stone fireplace. Steps away is a dining room that steps out to a balcony, and a great room with another large fireplace. The master bedroom on the main floor includes a 4 pc ensuite and a walk out to the Muskoka Room. The second level includes 3 additional bedrooms, a 4 pc bathroom and a loft area that serves as a desk space, overlooking the main space below. Above the 2-car garage is a beautiful 562 sqft coach house offering additional accommodations for guests, with a bedroom, bathroom and a private balcony, giving guests ample privacy.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/09/2026**

Rooms

MLS®#: X13544040

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	6.4 M X 3.35 M	21.00 Ft x 10.99 Ft		

Living Room	Main	6.4 M X 6.4 M	21.00 Ft x 21.00 Ft	
Dining Room	Main	5.49 M X 3.66 M	18.01 Ft x 12.01 Ft	
Great Room	Main	6.1 M X 3.51 M	20.01 Ft x 11.52 Ft	
Primary Bedroom	Main	3.91 M X 2.77 M	12.83 Ft x 9.09 Ft	4 Pc Ensuite
Foyer	Main	3.96 M X 2.74 M	12.99 Ft x 8.99 Ft	
Sitting	Second	2.95 M X 4.19 M	9.68 Ft x 13.75 Ft	
Bedroom	Second	2.95 M X 4.19 M	9.68 Ft x 13.75 Ft	
Bedroom	Second	3.53 M X 2.87 M	11.58 Ft x 9.42 Ft	
Other	Main	6.2 M X 3.71 M	20.34 Ft x 12.17 Ft	
Bathroom				3
Bathroom				2
Bathroom				4

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