

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****Muskoka/Muskoka Lakes/Medora**

Tax Amt/Yr: **\$16,039.34/2026** Transaction: **Sale**
 SPIS: **No** DOM: **19**
 Legal Desc: **PT LT 31 CON 12 MEDORA PT 3, 6, 7 & 11, 35R6799; S/T DM339287; MUSKOKA LAKES**

Style: **2 Storey** Rooms Rooms+: **14+0**
 Fractional Ownership: **4(4+0)**
 Assignment: **Baths (F+H): 4(3+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: **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**
 Holdover: **90**
 Possession: **TBA**

ARN #: **445304001504803** Contact After Exp: **No**
 Possession Date: Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space, Unfinished**
 Fireplace/Stv: **Yes**
 Interior Feat: **Bar Fridge, Central Vacuum, Propane Tank, Water Heater Owned**
 Parking Feat: **Private Double**
 Heat: **Forced Air, Heat Pump**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Apx Age: **16-30**
 Property Feat: **Golf, Marina**
 Roof: **Asphalt Shingle**
 Foundation: **Insulated Concrete Form**
 Soil Type:
 Alternate Power: **None**

Exterior: **Wood, Other**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **7.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat: **Alarm System**

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Other, Stairs to Waterfront**
 Waterfront Struc: **Boat House, Double Slip**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Lake Rosseau**
 Waterfront Y/N: **Yes**
 Water Struc: **Boat House, Double Slips**
 Water Frontage: **82.30**
 Water Features: **Other, Stairs to Waterfront**
 Under Contract:
 Access To Property: **Private Road**
 Shoreline: **Clean, Deep**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**

Waterfront: **Direct**
 Easements/Restr: **Easement**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **East**Water View: **Direct**

Channel Name:

Remarks/Directions

Client Rmks: **Stunning southeasterly views across Lake Rosseau. This exceptional waterfront property offers breathtaking, wide-open lake views from almost every room and features a beautifully refreshed 4-bedroom, 3-bathroom cottage with a separate coach house. Recently updated with fresh interior and exterior paint on the cottage, coach house, and boathouse, the property also includes a new furnace, new heat pump, new alarm system, and a beautifully updated upstairs bathroom. The 3,121 sq ft cottage has been thoughtfully designed to maximize the spectacular lake views, with nearly every room overlooking the water. The open-concept main living area features vaulted ceilings, an abundance of natural light, and a cozy stone fireplace. Just beyond is the dining room with walkout to a balcony and a spacious great room anchored by a second impressive fireplace. The main-floor primary bedroom includes a 4-piece ensuite and walkout to the Muskoka Room. Upstairs are three additional bedrooms, a renovated 4-piece bathroom, and a loft overlooking the main living area, ideal for a home office or reading nook. Above the attached 2-car garage, the 562 sq ft coach house provides comfortable guest accommodations with its own bedroom, bathroom, and private balcony, offering excellent privacy for family and friends. At the shoreline, the boathouse is equally impressive, featuring three slips with two boat lifts inside, plus two Sea-Doo lifts outside. The covered lakeside seating area is designed for comfort throughout the season, complete with retractable screens for wind and bug protection and a gas fireplace, creating the perfect space to relax and entertain while enjoying the stunning Lake Rosseau views.**

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

Prepared By: **LUCAS WILHELM, Administrator**Date Prepared: **07/27/2026**

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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