

Property Client Full

20 ELDERBERRY Lane, Gravenhurst, Ontario P0E 1G0

Listing

20 ELDERBERRY Lane Gravenhurst
Active / Residential Freehold / Vacant Land

MLS®#: **X13202578**
 List Price: **\$525,000**
 New Listing



Muskoka/Gravenhurst/Morrison

Tax Amt/Yr: **\$202.42/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LT 20 CON 6 MORRISON S/S KAHSHÉ RIVER;
 GRAVENHURST ; THE DISTRICT MUNICIPALITY OF
 MUSKOKA**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **2,735.00** Fronting On: **N**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RU**
 Dir/Cross St: **HWY 11 TO SPARROW LAKE RD, STAY RIGHT 1KM TO
 ELDERBERRY LN. SOP.**

PIN #: **480430833**
 Holdover: **90**
 Possession: **TBA**

ARN #: **440203001005800**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **0 (0+)**
 Fireplace/Stv: **No**
 Heat Source:
 A/C: **No/**
 Central Vac: **No**
 Elevator: **No/**
 Property Feat:
 Topography: **Wooded/Treed**
 Soil Type:
 Alternate Power: **None**

Garage:
 Gar/Gar Spcs: **None/0.0**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro Available
 No Sewers, No Cable,
 Telephone Available**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Riverfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **None**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Kahshe River**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **1,000.96**
 Water Features: **Riverfront**
 Under Contract:
 Access To Property: **Yr Rnd Municpal Rd**
 Shoreline: **Natural, Sandy, Soft Bottom**
 Shoreline Road Allowance: **None**
 Docking Type: **None**
 View: **Forest, River**

Waterfront: **None**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Escape to nature and discover your very own private wooded paradise with approximately 113 acres and over 3,200 feet of natural shoreline along the beautiful Kahshe River. This expansive property offers an incredible opportunity to build your dream retreat surrounded by the peaceful beauty of Muskoka wilderness. Wander through a diverse landscape featuring majestic White Pine, Red Oak, Sugar Maple, Spruce, Cedars, and White Ash while enjoying the serenity and privacy this unique property provides. Wildlife enthusiasts will appreciate sightings of Moose, Deer, and Snowshoe Hare throughout the property, while outdoor adventurers can explore the Kahshe River by Canoe or Kayak with access into additional nearby waterways. A fisherman's dream, the Kahshe River is home to a variety of Bass, Trout, and Muskie. Located less than 2 hours from Toronto and close to countless lakes, trails, and year-round recreational opportunities. A rare opportunity to own an extraordinary piece of Muskoka's natural beauty.**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **05/28/2026**

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