

1032 KINGSETT Road, Muskoka Lakes, Ontario P0B 1J0

1032 KINGSETT Rd Muskoka Lakes

MLS®#: X13580460

List Price: **\$7,995,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$14,070.00/2025** Transaction: **Sale**
 SPIS: **No** DOM **1**
 Legal Desc: **PT LT 20 CON 9 MEDORA PT 1 & 2 35R8172; S/T DM165660; MUSKOKA LAKES**

Style:	2 Storey	Rooms Rooms+:	15+6
Fractional Ownership:		BR BR+:	8(5+3)
Assignment:		Baths (F+H):	4(3+1)
Link:	No	SF Range:	5000+
Storeys:	2.0	SF Source:	LBO Provided
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	205.00	Fronting On:	W
Lot Depth:	0.00	Builder Name:	
Lot Size Code:	Feet		
Zoning:	WR1-7		
Dir/Cross St:	Peninsula Rd to Kingsett Rd, to 1032		

PIN #: **481480290**
Holdover: **90**
Possession: **Flexible**

ARN #: **445304001301600**

Contact After Exp:	No
Survey Year/Type:	Available

Possession Date:

Kitch Kitch +	1 (1+0)
Fam Rm:	Yes
Basement:	Yes/Finished, Walk Out
Fireplace/Stv:	Yes
Fireplace Feat:	Propane
Interior Feat:	Air Exchanger, Central Vacuum, Other, Propane Tank, Water Heater Owned, Water Treatment
Parking Feat:	Private Double, Other
Heat:	Forced Air
Heat Source:	Propane
A/C:	Yes/Central Air
Central Vac:	Yes
Apx Age:	6-15
Elevator:	No/
Retirement:	No
Property Feat:	Hospital
Exterior Feat:	Deck, Hot Tub, Lawn

Exterior:	Wood
Garage:	Yes
Gar/Gar Spcs:	Detached Garage/1.0
Drive Pk Spcs:	8.00
Tot Pk Spcs:	9.00
UFFI:	No
Pool:	None
Room Size:	
Rural Services:	
Security Feat:	Alarm System, Carbon Monoxide Detectors, Security System

Utilities:	Hydro
Water:	Other
Water Supply Type:	Lake/River
Water Meter:	No
Waterfront Feat:	Beachfront, Boat Lift, Dock, Stairs to Waterfront
Waterfront Struc:	Wet Boathouse-Multi, Wet Boathouse-Single
Well Capacity:	
Well Depth:	
Sewers:	Septic
Special Desig:	Unknown
Farm Features:	
Winterized:	Fully

Roof: **Asphalt Shingle, Metal**
Foundation: **Concrete**
Topography: **Level**

Alternate Power: **Generator – wired**
Access Feat: **None**

Water Name: **Lake Rosseau**

Water Struct: **Wet Boathouse-Multi, Wet Boathouse-Single**

Water Frontage: **205.00**

Water Features: **Beachfront, Boat Lift, Dock, Stairs to Waterfront**

Under Contract:

Access To Property: **Public Road**

Shoreline: **Clean, Deep, Sandy**

Shoreline Road Allowance: **Owned**

Docking Type: **Private**

View: **Lake**

Waterfront: **None**

Island YN:**No**

Easements/Restr: **Easement**

Shoreline Exposure:

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: Crisp elegance awaits you in this 5,064 expansive stunner on South Lake Rousseau close to Minett and Port Sandfield. Featuring 8 bedrooms and 5 bathrooms, this property is an entertainer's dream. The main floor features an open concept kitchen, dining room, living room with vaulted ceilings, and expansive windows looking out on your west views enveloping you with the sense of sheer luxury and elegant functionality. Your main floor primary bedroom features a walk through closet to your five piece ensuite washroom with soaker tub and separate shower. To extend your experience enjoy the Muskoka room feeling and the waters edge breeze as you entertain or enjoy the peace and tranquility. Enjoy the pristine landscaped gardens and the view from your picturesque backyard which features a hot tub, fire pit, deck with dock, sandy beach, dual slip boat house with a panoramic rooftop patio for your sunbathing pleasure. This beautiful property has a lower level walk out which has ample room for entertaining with a cozy

atmosphere including a fireplace and 3 bedrooms. Above your quaint detached single car garage, you can find separate living quarters featuring a 3 piece bath, kitchenette, and bright open concept living area. Enjoy the benefits of a quiet neighbourhood while having close proximity to many elite country clubs, golf courses, yoga, fitness clubs, restaurants, shopping, boutiques, lakes and so much more.

Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Central Vacuum, Dishwasher, Dryer, Gas Stove, Garage Door Opener, Hot Tub, Microwave, RangeHood, Refrigerator, Smoke Detector, Washer**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **07/18/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Primary Bedroom	Main	4.55 M X 5.79 M	14.93 Ft x 19.00 Ft		Ensuite Bath
Other	Main	3.35 M X 3.02 M	10.99 Ft x 9.91 Ft		
Foyer	Main	5.92 M X 3.28 M	19.42 Ft x 10.76 Ft		
Living Room	Main	5.61 M X 7.59 M	18.41 Ft x 24.90 Ft		
Dining Room	Main	4.85 M X 3.58 M	15.91 Ft x 11.75 Ft		
Kitchen	Main	4.85 M X 4.27 M	15.91 Ft x 14.01 Ft		
Laundry	Main	4.55 M X 2.72 M	14.93 Ft x 8.92 Ft		
Sunroom	Main	4.09 M X 7.11 M	13.42 Ft x 23.33 Ft		
Bedroom	Second	3.86 M X 5.38 M	12.66 Ft x 17.65 Ft		
Bedroom	Second	3.4 M X 5.28 M	11.15 Ft x 17.32 Ft		
Bedroom	Second	3.48 M X 4.09 M	11.42 Ft x 13.42 Ft		
Bedroom	Second	4.72 M X 5.46 M	15.49 Ft x 17.91 Ft		Ensuite Bath
Recreation	Lower	10.57 M X 6.83 M	34.68 Ft x 22.41 Ft		
Bedroom	Lower	3.25 M X 3.33 M	10.66 Ft x 10.93 Ft		
Other	Lower	9.6 M X 3.33 M	31.50 Ft x 10.93 Ft		
Bedroom	Lower	4.04 M X 3.23 M	13.25 Ft x 10.60 Ft		
Bedroom	Lower	4.01 M X 3.3 M	13.16 Ft x 10.83 Ft		
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	
Bathroom	Lower			4	

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