

# 1112 LAWLAND HEIGHTS Road, Gravenhurst, Ontario P1P 1R2

Client Full

**1112 LAWLAND HEIGHTS Rd**  
**Gravenhurst**

MLS® #: 40291635

**Active / Residential**

Price: **\$1,195,000**



## Muskoka/Gravenhurst/Gravenhurst

**Bungalow/House**



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 ( 3 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Fin Total: **632/Other**  
 SF Fin Range: **501 to 1000**  
 AG Fin SF: **632.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,411/2022**

### Remarks/Directions

Public Rmks: **WOW Enough to take your breath away. just over 70 feet of water frontage, is at the end of the exclusive Lawland Heights, on under a half acre which is perfect for someone looking for little maintenance. Located on Lake Muskoka, on the south side of Rankin. If your looking for a smaller 3-season cottage It is a dream come true. Recently updated, with a new waterloo biofilter specific. Large windows in the living room, dining room, and kitchen overlook the lake. The property is private being at the end of Lawland Heights. Enjoy the million-dollar view. Updated bathroom, vaulted ceiling in the living room. Located 10 minutes to Gravenhurst and only 20 minutes to Bala. You will not be disappointed with this one! Book your showing today!**

Directions: **TAKE HIGHWAY 169 FROM GRAVENHURST TO NARROWS ROAD TO LAWLAND HEIGHTS ROAD TO 1112.**

### Common Elements

Locker:

Balcony:

### Waterfront

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline:  
 Shore Rd Allow: **Not Owned**  
 Channel Name: **LAKE MUSKOKA**

Boat House:  
 Frontage: **75.98**  
 Exposure:  
 Island Y/N: **No**

### Exterior

Construct. Material: **Cedar**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Municipal Road**  
 Garage & Parking: **Private Drive Double Wide**  
 Parking Spaces: **3**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **0.195/Acres**  
 Lot Front (Ft): **75.98**  
 Location: **Rural**  
 Area Influences: **Beach**  
 Restrictions:

Foundation: **Piers**  
 Driveway Spaces: **3.0**  
 Water Tmnt: **< 0.5**  
 Acres Range: **< 0.5**  
 Lot Depth (Ft): **140.00**  
 Lot Irregularities:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:

Garage Spaces:  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:

Exposure: **East**

### Interior

Interior Feat: **Sewage Pump**  
 Basement: **None**  
 Laundry Feat: **None**  
 Cooling: **None**  
 Heating: **Airtight Stove**  
 Inclusions: **Furniture, Microwave, Refrigerator, Stove, Window Coverings**  
 Exclusions: **All personnel items**

Basement Fin:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 15381 SEC MUSKOKA PT.LT M265 [JUDGES PLAN] AMENDED BY LT 4 BR911 GRAVENHURST; DISTRICT OF MUSKOKA**  
 Zoning: **WR**  
 Assess Val/Year: **\$467,000/2022**  
 PIN: **481740364**  
 ROLL: **440202003409600**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **50,000**

### Brokerage Information

List Date: **07/08/2022**  
 List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Source Board:



**The Lakelands**

**Prepared By: Sarah Shields, Employee**

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**Date Prepared: 07/26/2022**

**\*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>Bathroom</b>	<b>Main</b>	<b>6' 2" X 3' 9"</b>	<b>1.88 X 1.14</b>	<b>4-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>9' 9" X 7' 9"</b>	<b>2.97 X 2.36</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 7" X 7' 10"</b>	<b>2.92 X 2.39</b>	
<b>Dining Room</b>	<b>Main</b>	<b>9' 7" X 11' 11"</b>	<b>2.92 X 3.63</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 7" X 8' 0"</b>	<b>2.92 X 2.44</b>	
<b>Living Room</b>	<b>Main</b>	<b>10' 1" X 11' 11"</b>	<b>3.07 X 3.63</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 10" X 9' 8"</b>	<b>3.61 X 2.95</b>	

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