

## Property Client Full

# 1027 CHOWN Road, Muskoka Lakes, Ontario P0C 1H0

Listing

**1027 CHOWN Rd Muskoka Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X13007438**

List Price: **\$4,695,000**



### Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$14,770.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PCL 13298 SEC MUSKOKA; PT LT 3 CON 14 MEDORA AS IN LT27200; S/T LT27200; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style:	<b>Other</b>	Rooms Rooms+:	<b>9+0</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>2(2+0)</b>
Link:	<b>No</b>	SF Range:	<b>1500-2000</b>
Storeys:		SF Source:	<b>LBO Provided</b>
Lot Irreg:	<b>Irregular Lot</b>	Lot Acres:	<b>2 - 4.99</b>
Lot Front:	<b>210.00</b>	Fronting On:	<b>W</b>
Lot Depth:	<b>0.00</b>		
Lot Size Code:	<b>Feet</b>		
Zoning:	<b>WR4</b>		
Dir/Cross St:	<b>Muskoka Road 118</b>		

PIN #:	<b>481450202</b>	ARN #:	<b>445304000803600</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>90</b>	Possession Date:			
Possession:	<b>TBA</b>				

Kitch Kitch + Fam Rm:	<b>1 (1+0) Yes</b>	Exterior:	<b>Concrete, Shingle</b>	Utilities:	<b>Hydro</b>
Basement:	<b>Yes/Partial Basement, Unfinished</b>	Garage:	<b>Yes</b>	Water:	<b>Other</b>
Fireplace/Stv:	<b>No</b>	Gar/Gar Spcs:	<b>Detached Garage/3.0</b>	Water Supply Type:	<b>Lake/River</b>
Interior Feat:	<b>Bar Fridge, Propane Tank, Sauna</b>	Drive Pk Spcs:	<b>6.00</b>	Water Meter:	
Parking Feat:	<b>Other</b>	Tot Pk Spcs:	<b>9.00</b>	Waterfront Feat:	<b>Boat Lift, Dock, Other</b>
Heat:	<b>Forced Air</b>	Pool:	<b>None</b>	Waterfront Struc:	<b>Wet Boathouse-Multi, Wet Boathouse-Single</b>
Heat Source:	<b>Propane</b>	Room Size:		Well Capacity:	
A/C:	<b>No/None</b>	Rural Services:	<b>Cell Services, Recycling Pckup</b>	Well Depth:	
Central Vac:	<b>No</b>	Security Feat:	<b>Smoke Detector</b>	Sewers:	<b>Septic</b>
Elevator:	<b>No/</b>			Special Desig:	<b>Unknown</b>
Property Feat:	<b>Golf, Hospital</b>			Farm Features:	
Exterior Feat:	<b>Deck, Privacy, Recreational Area, Seasonal Living, Year Round Living</b>			Winterized:	<b>Fully</b>
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Stone</b>				
Topography:	<b>Flat, Hillside, Level, Sloping, Terraced, Wooded/Treed</b>				
Soil Type:					
Alternate Power:	<b>Generator - wired</b>				
Water Name:	<b>Lake Joseph</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>None</b>	Island YN:	<b>No</b>
Water Struct:	<b>Wet Boathouse-Multi, Wet Boathouse-Single</b>	Easements/Restr:	<b>Easement</b>		
Water Features:	<b>Boat Lift, Dock, Other</b>				
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
Shoreline:	<b>Hard Bottom, Natural, Rocky</b>	Shoreline Exposure:	<b>North West</b>		
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	<b>Wood Roffe Bay</b>
View:	<b>Lake</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>

### Remarks/Directions

**Client Rmks:** This cottage has it all. The property is located in a quiet bay on sought after central Lake Joseph. A perfect family compound provides the opportunity to comfortably entertain a large family or friends. The bright, cheery two storey cottage features 3 bedrooms, 2 bathrooms and a cozy living area with a wood burning stone fireplace. The open concept kitchen and dining areas overlook a spacious deck and the water. After a day enjoying the dock or a cool fall day, sit back and relax in the sauna located in the main cottage. As you meander the grounds take in the beautiful gardens, stone pathways, complete with an irrigation system. A separate 780 sqft, one story guest cottage features two lovely bedrooms, bath, kitchenette and living area. You and your guests can practise your game as there is a golf chipping/putting green right off the covered porch. The two story, private oasis boathouse has 650 sqft of finished accommodation featuring a double sided gas fireplace between the vaulted living room and bedroom, there is also a large kitchenette and 3 piece bath. Expansive upper deck with soft tub. The lower boathouse is equipped with two 31' x 11' boat slips and bar for lakeside entertaining. To top it off, there is a three car, 2 storey garage with un-finished storage above. Plenty of parking and easy year round municipal road access. Move in and enjoy.

Inclusions: **Built-in Microwave, Dishwasher, Dryer, Furniture, Garage Door Opener, Hot Tub, Microwave, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/16/2026**

Rooms

**MLS® #: X13007438**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Dining Room</b>	<b>Main</b>	<b>3.66 M X 4.85 M</b>	<b>12.00 Ft x 15.91 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>3.61 M X 3.28 M</b>	<b>11.84 Ft x 10.76 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>5.87 M X 5.03 M</b>	<b>19.25 Ft x 16.50 Ft</b>		
<b>Other</b>	<b>Main</b>	<b>1.7 M X 2.87 M</b>	<b>5.57 Ft x 9.41 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>4.55 M X 2.87 M</b>	<b>14.92 Ft x 9.41 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.1 M X 2.92 M</b>	<b>10.17 Ft x 9.58 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.61 M X 5.94 M</b>	<b>11.84 Ft x 19.48 Ft</b>		
<b>Bathroom</b>	<b>Second</b>			<b>3</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	

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