

# 1254 BARLOCHAN Road Unit #4, Gravenhurst, Ontario P1P 1R2

Client Full  
**Active / Residential**

**1254 BARLOCHAN Rd #4 Gravenhurst**

Listing ID: 40543562  
Price: **\$2,597,000**



**Muskoka/Muskoka Lakes/Wood  
Bungalow/House**



Water Body: **Lake Muskoka**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	<b>2</b>	<b>1</b>	<b>1</b>

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (0 + 1)**  
 SF Fin Total: **192**  
 AG Fin SF Range: **0 to 500**  
 AG Fin SF: **192/LBO provided**  
 DOM: **31**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,876.04/2023**

**Remarks/Directions**

Public Rmks: **Family owned since the early 1900s, this 82 + acre property boasts a stunning 180 feet of water frontage on beautiful Lake Muskoka, perfect for those seeking a serene and tranquil atmosphere. Nestled among well-established trees, the property exudes a rustic charm. Existing on the property there are 2 buildings that originated in 1938. One is a cute 2-bedroom cabin that is sure to delight along with a main building which features a living space and a kitchen! This level lot is a perfect opportunity for development with the potential to build a 3,600 square foot footprint. The property offers ample space for expansion, making it the ideal canvas for those seeking to create their dream cottage. With plenty of room to play, relax and entertain this is the perfect space to create your own oasis. If you're searching for a place to call your own, where you can escape to the beauty of nature, then look no further than this exceptional property.**

Directions: **Hwy 169 to Walkers Pt Rd, Walkers Pt Rd to Barlochan. Barlochan to 1254 (Hemlock Point Rd) #4. Signs on property**  
 Cross St: **Barlochan + Hemlock Point Rd**

**Waterfront**

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Beach Front**  
 Dock Type: **Public Docking**  
 Shoreline: **Natural**  
 Shore Rd Allow: **Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **180.00**  
 Exposure: **South**  
 Island Y/N: **No**

**Exterior**

Construct. Material: **Wood** Foundation: **Piers** Roof: **Asphalt Shingle**  
 Shingles Replaced: Year/Desc/Source: **1938//Other** Prop Attached: **Detached**  
 Property Access: **Year Round Road, R.O.W. (Deeded)** Apx Age: **51-99 Years**  
 Garage & Parking: **Outside/Surface/Open//Gravel Driveway** Rd Acc Fee:  
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:  
 Parking Level/Unit: Parking Assigned: Licen Dwelling: **No**  
 Water Source: **None** Water Tmnt: Sewer: **None**  
 Lot Size Area/Units: **82.570/Acres** Acres Range: **50-99.99** Acres Rent:  
 Lot Front (Ft): **1,389.00** Lot Depth (Ft): **59.00** Lot Shape: **Irregular**  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Airport** Land Lse Fee:  
 View: **Bay** Retire Com: **No**  
 Topography: **Level, Sloping** Fronting On: **South**  
 Restrictions: **Unknown** Exposure: **South**

**Interior**

Interior Feat: **None** Basement Fin:  
 Basement: **None**  
 Cooling: **None**  
 Heating: **None**  
 Under Contract: **None** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **None**  
 Furnace Age: Tank Age: UFFI: **No**

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT RDAL BTN LT 10 AND LT 11 CON 1 WOOD CLOSED BY DM21976; PT LT 11 CON 1 WOOD AS IN DM267085 EXCEPT PT 1 35R18737; T/W DM267085; MUSKOKA LAKES SEE SCHEDULE B**  
 Zoning: **WR6+WR1+RU1** Survey: **None/**  
 Assess Val/Year: **\$644,000/2023** Hold Over Days: **90**  
 PIN: **480320425** Occupant Type: **Owner**  
 ROLL: **445308000102600**

Possession/Date: **Flexible/**

Deposit: **5%**

**Brokerage Information**

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List Date: **03/15/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



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Source Board: The Lakelands Association of REALTORS®

Prepared By: Laura Billings, Employee

Date Prepared: 04/15/2024

\*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>Kitchen/Dining Room</b>	<b>Main</b>	<b>16' 0" X 12' 0"</b>	<b>4.88 X 3.66</b>	
<b>Bathroom</b>	<b>Main</b>			<b>1-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>6' 0" X 12' 0"</b>	<b>1.83 X 3.66</b>	
<b>Bedroom</b>	<b>Main</b>	<b>6' 0" X 12' 0"</b>	<b>1.83 X 3.66</b>	

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