

**Property Client Full**

**1223 INNISFREE RD LOT 4/5, Muskoka Lakes, Ontario P0B 1J0**

Listing

**1223 INNISFREE RD LOT 4/5 Muskoka Lakes**  
**Active / Residential Freehold / Detached**

MLS®#: X12169717  
 List Price: **\$2,695,000**

**New Listing**

**Muskoka/Muskoka Lakes/Medora**



Tax Amt/Yr:	<b>\$3,985.44/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM:	<b>0</b>
Legal Desc:	<b>See Schedule B</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>8+0</b>
Fractional Ownership:		BR BR+:	<b>4(4+0)</b>
Assignment:		Baths (F+H):	<b>1(1+0)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Storeys:	<b>1.0</b>	SF Source:	
Lot Irreg:		Lot Acres:	<b>0.50 - 1.99</b>
Lot Front:	<b>300.00</b>	Fronting On:	<b>S</b>
Lot Depth:	<b>0.00</b>		
Lot Size Code:	<b>Feet</b>		

Zoning: **WR1**

Dir/Cross St: **Turn onto Acton Island Rd from Hwy 169 and turn left onto INNISFREE rd, follow to #1223 (Lot 4/5) The cottage is to the left with a bunkie and and 2 slip flat top boathouse.**

PIN #:	<b>481550252</b>	ARN #:	<b>445306001904400</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>90</b>	Possession Date:			
Possession:	<b>TBA</b>				

Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Water:	<b>Other</b>
Island YN:	<b>No</b>	Drive:	<b>Front Yard</b>	Water Sup Type:	<b>Lake/River</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water Meter:	
Basement:	<b>No/None</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Waterfront Feat:	<b>Beachfront, Dock</b>
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>4.00</b>	Waterfront Struc:	<b>Wet Boathouse-Double, Wet Boathouse-Single</b>
Fireplace Feat:	<b>Living Room</b>	Tot Pk Spcs:	<b>4.00</b>	Well Capacity:	
Interior Feat:	<b>Other</b>	Pool:	<b>None</b>	Well Depth:	
Heat:	<b>Baseboard, Woodburning</b>	Room Size:		Sewers:	<b>Septic</b>
A/C:	<b>No/None</b>	Rural Services:		Special Desig:	<b>Unknown</b>
Central Vac:	<b>No</b>	Security Feat:		Farm Features:	
Elevator:	<b>No/None</b>			Winterized:	<b>No</b>
Property Feat:	<b>Golf</b>				
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Piers</b>				
Soil Type:					
Alternate Power:	<b>Unknown</b>				
Water Name:	<b>Lake Muskoka</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>91.44</b>
Waterfront Y/N:	<b>Yes</b>	Easements/Restr:	<b>Easement</b>		
Water Struct:	<b>Wet Boathouse-Double, Wet Boathouse-Single</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Water Features:	<b>Beachfront, Dock</b>				
Under Contract:		Shoreline Exposure:			
Access To Property:	<b>Yr Rnd Municipal Rd</b>	Water View:	<b>Direct</b>	Channel Name:	
Shoreline:	<b>Clean, Deep, Sandy</b>	Lot Shape:		Lot Size Source:	
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>Private</b>				
View:	<b>Bay, Lake</b>				

**Remarks/Directions**

Client Rmks: **Experience the best of Lake Muskoka living with this classic lakeside retreat. This inviting 1,138 sq ft beach cottage features four bedrooms and one bathroom ideal for hosting family and friends in comfort. Positioned right on the shoreline, the property showcases expansive lake views and effortless access to the calm, glistening waters. An additional 265 sq ft bunkie offers extra space for guests, making it easy to accommodate visitors and enhance the overall getaway. Set on a flat, easy-to-navigate lot, this property boasts a rare sandy beach with a shallow, firm lakebed that extends far into the water perfect for safe and enjoyable swimming for all ages. Enjoy deeper water access and sun-soaked relaxation with the two-slip boathouse, complete with a large upper sundeck that invites endless lakeside leisure. The property spans two adjacent lots, Lot 4 and Lot 5 each approximately one acre, offering flexibility and potential for future development. Whether you're drawn to the charm and history of the existing structures or inspired to build a brand-new dream cottage, this is a rare opportunity to own a piece of classic Muskoka shoreline.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/23/2025**

Rooms

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<b>Room</b>	<b>Level</b>	<b>Dimensions (Metric)</b>	<b>Dimensions (Imperial)</b>	<b>Bathroom Pieces</b>	<b>Features</b>
<b>Living Room</b>	<b>Main</b>	<b>4.42 M X 4.47 M</b>	<b>14.50 Ft x 14.66 Ft</b>		<b>Fireplace</b>

<b>Kitchen</b>	<b>Main</b>	<b>2.29 M X 2.82 M</b>	<b>7.51 Ft x 9.25 Ft</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.89 M X 2.97 M</b>	<b>12.76 Ft x 9.74 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>2.92 M X 3.4 M</b>	<b>9.58 Ft x 11.15 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>2.62 M X 3.89 M</b>	<b>8.59 Ft x 12.76 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>2.62 M X 3.96 M</b>	<b>8.59 Ft x 12.99 Ft</b>
<b>Sunroom</b>	<b>Main</b>	<b>9.47 M X 2.29 M</b>	<b>31.06 Ft x 7.51 Ft</b>
<b>Bathroom</b>	<b>Main</b>		