

Property Client Full

1057 MONTGOMERY Drive, Muskoka Lakes, Ontario P0B 1J0

Listing

1057 MONTGOMERY Dr Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X12352712**

List Price: **\$3,290,000**

Muskoka/Muskoka Lakes/Watt



Tax Amt/Yr: **\$6,290.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **21**
 Legal Desc: **PCL 15025 SEC MUSKOKA; LT 10 PL M362 WATT; PT RDAL IN FRONT OF LT 28 CON 5 WATT CLOSED BY LT174612, DESIGNATED AS PT 3 35R14968 S/T PT 1 35R14968 AS IN LT178133; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **10+4**
 Fractional Ownership: **BR BR+: 4(3+1)**
 Assignment: **Baths (F+H): 3(2+1)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **2.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **105.00** Fronting On: **N**
 Lot Depth: **246.00**
 Lot Size Code: **Feet**
 Zoning: **WR5-7**
 Dir/Cross St: **Brackenrig Rd to Montgomery Dr. Follow to 1057**

PIN #: **481390014**
 Holdover: **90**
 Possession: **TBD**

ARN #: **445302000907500**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Utilities: Hydro
Island YN: No	Drive: Other	Water: Other
Fam Rm: Yes	Garage: No	Water Supply Type: Lake/River
Basement: Yes/Finished, Full	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 5.00	Waterfront Feat: Dock, Stairs to Waterfront
Interior Feat: Bar Fridge, Water Heater, Water Purifier	Tot Pk Spcs: 5.00	Waterfront Struc:
Heat: Forced Air, Propane	Pool: None	Well Capacity:
A/C: No/None	Room Size:	Well Depth:
Central Vac: No	Rural Services:	Sewers: Septic
Apx Age: 6-15	Security Feat: Alarm System, Smoke Detector	Special Desig: Unknown
Elevator: No/None		Farm Features:
Property Feat: Golf		Winterized:
Roof: Asphalt Shingle		
Foundation: Poured Concrete		
Soil Type:		
Alternate Power: None		
Water Name: Lake Rosseau		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 32.00
Water Struct:	Easements/Restr: Unknown	
Water Features: Dock, Stairs to Waterfront		
Under Contract: Alarm System, Propane Tank	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Private Road		
Shoreline: Deep, Sandy	Shoreline Exposure: North	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name: Portage Bay
View: Lake	Lot Shape:	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **With northerly views up the lake, this 3000+ square foot, 3+1 bedroom/ 4 bath cottage on Lake Rosseau/East Portage Bay, can easily accommodate family and friends with ample room to cosy up on the main floor living area around the gas fireplace. The lower level features a wood burning stove and a walkout. As you descend the stone steps, gather by the firepit on cool evenings and just a few steps away, a single slip dock awaits, inviting you to embark on aquatic adventures, whether it's boating, swimming, or simply basking in the serene waters. The cottage's strategic positioning offers breathtaking northern views that capture the essence of the Lake Rosseau landscape. Imagine waking up to the sight of shimmering waters and evergreen-clad shores. Conveniently located to both Port Carling, known for its boutique shops and local dining, and the historic Windermere House, adding a touch of nostalgia and heritage to your lakeside experience.**

Inclusions: **Dishwasher, Refrigerator, Stove, Washer, Wine Cooler (see inclusion list attached for more)**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/08/2025**

Rooms

MLS®#: **X12352712**

Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

Dining Room	Main	4.37 M X 3.76 M	14.33 Ft x 12.33 Ft	
Living Room	Main	5.79 M X 5.59 M	18.99 Ft x 18.33 Ft	
Kitchen	Main	4.09 M X 3.76 M	13.41 Ft x 12.33 Ft	
Other	Main	2.84 M X 2.84 M	9.31 Ft x 9.31 Ft	
Primary Bedroom	Main	4.42 M X 4.67 M	14.50 Ft x 15.32 Ft	
Bedroom	Third	4.11 M X 3.38 M	13.48 Ft x 11.08 Ft	
Bedroom	Third	4.11 M X 3.48 M	13.48 Ft x 11.41 Ft	
Recreation	Lower	9.96 M X 10.08 M	32.67 Ft x 33.07 Ft	
Utility Room	Lower	6.05 M X 3.25 M	19.84 Ft x 10.66 Ft	
Bedroom	Lower	3.94 M X 2.54 M	12.92 Ft x 8.33 Ft	
Other	Third	4.09 M X 5.54 M	13.41 Ft x 18.17 Ft	4 Pc Bath
Bathroom	Main			2
Bathroom	Third			4
Bathroom	Lower			4

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025