

1641 WALKERS POINT Road, Gravenhurst, Ontario P1P 1R2

Client Full
Active / Residential

1641 WALKERS POINT Rd Gravenhurst

Listing ID: 40622396
Price: **\$2,480,000**



Muskoka/Muskoka Lakes/Wood

2 Storey/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,847**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,847/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,088.71/2023**

Next OH: **Public: Sun Jul 21, 11:00AM-1:00PM**

Remarks/Directions

Public Rmks: **Welcome to 1641 Walkers Point Road, a charming century farmhouse on Lake Muskoka with a perfect blend of historic charm and modern amenities. Situated on a .563-acre lot with 110 feet of Lake Muskoka frontage, the property offers year-round accessibility on a township-maintained road. The residence features a picturesque setting with level terrain near the cottage and a gentle slope leading to the lake. Water enthusiasts will appreciate the solid crib shore decks, floating docks, and cribbed slant docks for both shallow water swimming and boating in deeper waters. Breathtaking lake views, New expansive wrap-around decks surround the property, providing the perfect backdrop for outdoor entertaining and relaxation. Whether you're seeking a peaceful retreat or an active waterfront lifestyle, 1641 Walkers Point Road is your opportunity to own a piece of Muskoka paradise.**

Directions: **Hwy 11 to Hwy 169 turn on to Walkers Pt Rd and follow to 1641.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Water Access Deeded**
 Dock Type: **Private Docking**
 Shoreline:
 Boat House:
 Shore Rd Allow: **None** Frontage: **110.00**
 Exposure: **North, East**
 Channel Name: Island Y/N: **No**

Exterior

Construct. Material: **Solid Brick** Roof: **Asphalt Shingle**
 Shingles Replaced: **2014** Foundation: **Stone** Prop Attached: **Detached**
 Year/Desc/Source: **//** Apx Age: **Unknown**
 Property Access: **Municipal Road**
 Other Structures: **Fence - Partial**
 Garage & Parking: **Attached Garage//Private Drive Triple+ Wide**
 Parking Spaces: **18** Driveway Spaces: **16.0** Garage Spaces: **2.0**
 Water Source: **Lake/River** Water Tmnt: **Sediment Filter** Sewer: **Septic**
 Lot Size Area/Units: **0.563/Acres** Acres Range: **0.50-1.99**
 Lot Front (Ft): **110.00** Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Ample Parking, Beach, Cul de Sac/Dead End, Golf, Lake/Pond, Marina, Quiet Area, Trails, Visual Exposure**
 View: **Bay, Forest, Lake, Panoramic, Trees/Woods, Water** Retire Com:
 Topography: **Sloping** Fronting On: **South**

Interior

Interior Feat: **In-law Capability, Upgraded Insulation, Water Heater Owned, Workshop**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Propane, Forced Air-Propane**
 Inclusions: **Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 5 CON 3 WOOD AS IN DM183088; MUSKOKA LAKES**
 Zoning: **WR1** Survey: **Available/**
 Assess Val/Year: **\$821,000/2016** Hold Over Days: **45**
 PIN: **480330516** Occupant Type: **Owner**
 ROLL: **445308000312100**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **07/18/2024**
 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: Myan Mclean, Employee
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