

Property Client Full

3864 MUSKOKA RD 118W Unit #3, Muskoka Lakes, Ontario P0B 1J0

Listing

3864 MUSKOKA RD 118W #3 Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: **X12081803**
 List Price: **\$7,425,000**
Price Decrease



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$7,034.94/2024** Transaction: **Sale**
 SPIS: **No** DOM: **87**
 Legal Desc: **PT LT 24 CON 3 MEDORA AS IN DM340326, T/W DM340326; MUSKOKA LAKES**

Style: **Bungalow** Rooms Rooms+: **8+8**
 Fractional Ownership: **No** BR BR+: **5(1+4)**
 Assignment: **No** Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **1.0** SF Source: **No**
 Lot Irreg: **No** Lot Acres: **2 - 4.99**
 Lot Front: **170.00** Fronting On: **S**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**

Zoning: **WR4**

Dir/Cross St: **Hwy 118 W to #3864 (North side of hwy) road forks go right to Unit #3 (arrow at fork).**

PIN #:	481510310	ARN #:		Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Utilities:	Hydro
Fam Rm:	Yes	Drive:	Front Yard	Water:	Well
Basement:	Yes/Finished, Full	Garage:	No	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace Feat:	Propane	Drive Pk Spcs:	5.00	Waterfront Feat:	Beachfront, Dock
Interior Feat:	Bar Fridge	Tot Pk Spcs:	5.00	Waterfront Struc:	Wet Boathouse-Single
Heat:	Forced Air, Propane	UFFI:	No	Well Capacity:	
A/C:	Yes/Central Air	Pool:	None	Well Depth:	
Central Vac:	No	Room Size:		Sewers:	Septic
Apx Age:	0-5	Energy Gener:	Generator-Wired	Special Desig:	Unknown
Elevator:	No/None	Rural Services:		Farm Features:	
Property Feat:	Golf, Hospital	Security Feat:	Carbon Monoxide Detectors, Heat Detector, Smoke Detector	Winterized:	
Exterior Feat:	Deck				
Roof:	Metal				
Foundation:	Other				
Soil Type:					
Access Feat:	Open Floor Plan				
Water Name:	Lake Joseph				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	51.82
Water Struct:	Wet Boathouse-Single	Easements/Restr:	Easement, Right of Way		
Water Features:	Beachfront, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road	Shoreline Exposure:			
Shoreline:	Clean, Natural, Sandy				
Shoreline Road Allowance:	None	Water View:	Direct, Unobstructive	Channel Name:	
Docking Type:	Private	Lot Shape:		Lot Size Source:	Survey
View:	Lake				

Remarks/Directions

Client Rmks: **Location! Location! Location! This stunning 5-bedroom, 4-bathroom lakefront sanctuary embraces an open and airy design that seamlessly blends modern elegance with cozy comfort. Situated on 4.7 acres of gently sloping, beautifully landscaped terrain along the pristine waterfront on South Lake Joseph, the home boasts a captivating northeast exposure that allows natural light to pour in through the expansive floor-to-ceiling windows from every angle. The architectural details, featuring a harmonious mix of oak wood, MDF, and stone, create a warm and inviting ambiance throughout the living spaces. At the heart of the home lies a designer kitchen that impresses with its Dekton wall detailing, offering a breathtaking vista of the lush natural surroundings, and anchored by a stunning waterfall island, perfect for casual dining and entertaining. Adding to the home's cozy charm are two custom-stone surround gas fireplaces gracing the main floor, while the spacious 4-season Muskoka Room provides a tranquil retreat for relaxation. Descending to the lower level, you'll find walkouts from the family room and bedrooms, expanding the living space and seamlessly connecting the indoors with the picturesque outdoor oasis. The site plan also allows for the addition of a coach house with accommodation, offering even more flexibility and value to this already incredible property. Completing this idyllic lakefront retreat is a single slip, single-storey boathouse and a private beach area, all conveniently located just minutes from the charming amenities of Port Carling. 170 feet of surveyed shoreline frontage, This exceptional property truly offers the perfect blend of luxury, comfort, and unparalleled natural beauty, making it the ultimate lakeside sanctuary.**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	5.69 M X 5.59 M	18.66 Ft x 18.33 Ft		
Living Room	Main	6.6 M X 5.77 M	21.65 Ft x 18.93 Ft		
Kitchen	Main	6.27 M X 3.17 M	20.57 Ft x 10.40 Ft		
Primary Bedroom	Main	4.65 M X 4.04 M	15.25 Ft x 13.25 Ft		
Other	Main	5.49 M X 2.87 M	18.01 Ft x 9.41 Ft		
Mudroom	Main	2.34 M X 1.22 M	7.67 Ft x 4.00 Ft		
Sunroom	Main	4.65 M X 8.13 M	15.25 Ft x 26.67 Ft		
Bedroom	Lower	2.97 M X 4.39 M	9.74 Ft x 14.40 Ft		
Bedroom	Lower	3.15 M X 4.39 M	10.33 Ft x 14.40 Ft		
Family Room	Lower	5.66 M X 7.09 M	18.56 Ft x 23.26 Ft		
Bedroom	Lower	3.3 M X 3.91 M	10.82 Ft x 12.82 Ft		
Bedroom	Lower	2.84 M X 5.31 M	9.31 Ft x 17.42 Ft		
Laundry	Lower	2.9 M X 1.45 M	9.51 Ft x 4.75 Ft		
Bathroom	Main			2	
Bathroom	Lower			4	
Bathroom	Lower			4	