

# 1038 RICHARDS ISLAND RD #4, Dwight, Ontario P0A 1H0

Client Full  
Active / Residential

**1038 RICHARDS ISLAND RD #4 Dwight**

Listing ID: 40579738  
Price: \$5,495,000



## Muskoka/Lake of Bays/Franklin

1.5 Storey/House



Water Body: **Lake Of Bays**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	4	3	1

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **4 (4 + 0)**  
 SF Fin Total: **4,388**  
 AG Fin SF Range: **3001 to 4000**  
 AG Fin SF: **3,497/Plans**  
 BG Fin SF: **891/Plans**  
 DOM: **3**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$23,253.83/2023**

### Remarks/Directions

Public Rmks: **Exceptional offering on Lake of Bays. Exclusively addressed along Port Cunnington corridor sits a masterful and prominent 4 bedroom, 4 bath retreat. Enjoy the expansive principal rooms on the main floor including all 4 bedrooms, 2 with ensuites, large family room with floor to ceiling glass and stone fireplace, chef's kitchen and second sitting area with another stone fireplace. Relax in the 4 season Muskoka Room with views of the landscaped exterior in all directions. Retreat to the loft for family movies or to find a quiet place to read. The lower level is finished with a games room, another bathroom, TV viewing area and wine cellar. Newly built fully winterized garage, houses room for all your toys complete with an additional 570 sqft of living accommodations, bringing the total living space to approximately 5,000 sqft. Down at the dock you will find a fully landscaped firepit area, 2-slip boathouse, extensive docking and a 2nd dry boathouse perfect for taking in the sunset from your new favourite seat. An unparalleled waterfront estate where privacy is paramount.**

Directions: **Highway 35 to Fox Point Road to Port Cunnington Road to Birchcroft Road to Richards Island Road to 1038**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Water Access Deeded**  
 Dock Type: **Private Docking** Boat House: **Boat House, Boathouse-Double Slips**  
 Shoreline: **Natural** Frontage: **358.00**  
 Shore Rd Allow: **Owned** Exposure: **North, West**  
 Channel Name: Island Y/N: **No**

### Exterior

Exterior Feat: **Landscape Lighting, Patio(s)**  
 Construct. Material: **Stone, Wood** Roof: **Asphalt Shingle, Cedar, Shake**  
 Shingles Replaced: Foundation: **Concrete, Poured Concrete** Prop Attached: **Detached**  
 Year/Desc/Source: // Apx Age: **Unknown**  
 Property Access: **Fees Apply, Private Road, Year Round Road** Rd Acc Fee:  
 Other Structures: **Shed** Winterized:  
 Garage & Parking: **Detached Garage//Private Drive Single Wide** Garage Spaces: **3.0**  
 Parking Spaces: **9** Driveway Spaces: **6.0** Sewer: **Septic**  
 Water Source: **Lake/River** Water Tmnt: **Reverse Osmosis, UV System**  
 Lot Size Area/Units: / Acres Range: **2-4.99** Acres Rent:  
 Lot Front (Ft): **358.00** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Lake Access, Lake/Pond, Marina** Fronting On: **South**  
 Topography: **Level, Sloping, Terraced** Exposure: **North, West**  
 Restrictions:

### Interior

Interior Feat: **Built-In Appliances, Guest Accommodations, Sump Pump, Ventilation System, Water Softener**  
 Security Feat: **Alarm System**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Laundry Room**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, In-Floor**  
 Fireplace: **/Propane, Wood** FP Stove Op:  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Built-in Microwave, Central Vac, Dishwasher, Dryer, Freezer, Gas Stove, Hot Water Tank Owned, Range Hood, Refrigerator, Stove, Washer, Other**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 21 CON 7 FRANKLIN; PT RDAL IN FRONT OF LT 21, CON 7 FRANKLIN CLOSED BY DM325193, PT 2, 35R18086, PT 7, RD1738; T/W DM306511 EXCEPT THE EASEMENT THEREIN RE PT 14 & 15, RD598; LAKE**

Zoning: **OF BAYS**  
**WR**  
 Assess Val/Year: **\$3,384,000/2023**  
 PIN: **480650680**  
 ROLL: **442701001408603**  
 Possession/Date: **Flexible/**

Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

**Brokerage Information**

List Date: **05/10/2024**  
 List Brokerage: [\*\*Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I\*\*](#)  


Source Board: The Lakelands Association of REALTORS®  
 Prepared By: Laura Billings, Employee  
 Date Prepared: 05/13/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Recreation Room</b>	<b>Basement</b>	<b>24' 0" X 24' 11"</b>	<b>7.32 X 7.59</b>	
<b>Laundry</b>	<b>Basement</b>	<b>8' 11" X 8' 9"</b>	<b>2.72 X 2.67</b>	
<b>Other</b>	<b>Basement</b>	<b>5' 7" X 11' 2"</b>	<b>1.70 X 3.40</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>9' 0" X 6' 2"</b>	<b>2.74 X 1.88</b>	<b>3-Piece</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>6' 5" X 5' 3"</b>	<b>1.96 X 1.60</b>	
<b>Sunroom</b>	<b>Main</b>	<b>17' 2" X 17' 0"</b>	<b>5.23 X 5.18</b>	
<b>Family Room</b>	<b>Main</b>	<b>19' 3" X 17' 11"</b>	<b>5.87 X 5.46</b>	
<b>Kitchen</b>	<b>Main</b>	<b>15' 11" X 20' 8"</b>	<b>4.85 X 6.30</b>	
<b>Mud Room</b>	<b>Main</b>	<b>6' 3" X 6' 1"</b>	<b>1.91 X 1.85</b>	
<b>Living Room</b>	<b>Main</b>	<b>25' 8" X 24' 5"</b>	<b>7.82 X 7.44</b>	
<b>Primary Ensuite Bathroom</b>	<b>Main</b>	<b>13' 0" X 11' 10"</b>	<b>3.96 X 3.61</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>15' 11" X 11' 10"</b>	<b>4.85 X 3.61</b>	
<b>Bedroom</b>	<b>Main</b>	<b>15' 10" X 11' 4"</b>	<b>4.83 X 3.45</b>	
<b>Bathroom</b>	<b>Main</b>	<b>7' 6" X 4' 11"</b>	<b>2.29 X 1.50</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Main</b>	<b>15' 10" X 10' 5"</b>	<b>4.83 X 3.17</b>	
<b>Bedroom</b>	<b>Main</b>	<b>12' 0" X 11' 6"</b>	<b>3.66 X 3.51</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 10" X 10' 10"</b>	<b>1.78 X 3.30</b>	<b>3-Piece</b>
<b>Foyer</b>	<b>Main</b>	<b>6' 9" X 6' 8"</b>	<b>2.06 X 2.03</b>	
<b>Sitting Room</b>	<b>Second</b>	<b>16' 10" X 22' 9"</b>	<b>5.13 X 6.93</b>	

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