

# 1129 GREENWOOD POINT Road Unit #1, Gravenhurst, Ontario P1P 1R2

Client Full

**1129 GREENWOOD POINT Rd #1  
Gravenhurst**

Listing ID: 40584729

**Active / Residential**

Price: **\$1,999,000**



## Muskoka/Muskoka Lakes/Wood

2 Storey/House



Water Body: **Lake Muskoka**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	2	1
Second	3	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **3 (2 + 1)**  
 SF Fin Total: **1,787**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,787/Builder**  
 DOM: **38**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,388.32/2023**

### Remarks/Directions

Public Rmks: **Introducing 1129 Greenwood Pt Rd nestled along the shores of beautiful Lake Muskoka. This two-story house boasts 1,787 square feet of comfortable living space and features in floor heat on the main floor as well a detached garage for added convenience. Warm up by the wood fireplace in the family room or unwind on the deck while soaking in the breathtaking westerly views of the water. With four bedrooms and three bathrooms, there's plenty of space for family and guests to relax. Enjoy 90 feet of frontage along the tranquil shoreline, offering ample space for recreational activities and lakeside enjoyment. Located just 2.5 hours from Toronto, this property offers a peaceful retreat away from the hustle and bustle of city life. Enjoy easy access to walking and biking trails, as well as proximity to the charming towns of Bala and Gravenhurst. Don't miss out on the opportunity to own your own piece of paradise on Lake Muskoka.**

Directions: **Hwy 169 to Walkers Pt Rd to Barlochan to Greenwood Rd to #1129 #1. For sale sign on Road**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Natural, Sandy**  
 Shore Rd Allow: **Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **90.00**  
 Exposure: **West**  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Landscape Lighting, Landscaped**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **//** Foundation: **Piers, Other**  
 Property Access: **Municipal Road** Roof: **Asphalt Shingle**  
 Other Structures: **Shed, Other** Prop Attached: **Detached**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway** Apx Age: **6-15 Years**  
 Parking Spaces: **8** Driveway Spaces: **6.0** Garage Spaces: **2.0**  
 Services: **Cell Service, Electricity**  
 Water Source: **Lake/River** Water Tmnt: **Heated Water Line, Reverse Osmosis, Sediment Filter, UV System** Sewer: **Septic**  
 Lot Size Area/Units: **0.506/Acres** Acres Range: **0.50-1.99**  
 Lot Front (Ft): **90.00** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Golf, Highway Access, Schools, Trails**  
 View: **Clear, Lake**  
 Topography: **Level** Retire Com:  
 Restrictions: **Easement, Unknown** Fronting On: **North**  
 Exposure:

### Interior

Interior Feat: **Ceiling Fans, Water Heater Owned, Water Treatment**  
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)**  
 Basement: **None** Basement Fin:  
 Laundry Feat: **Main Level**  
 Cooling: **Window Unit**  
 Heating: **Baseboard, Electric, Propane, Radiant**  
 Fireplace: **1/Wood** FP Stove Op: **Yes**  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**  
 Add Inclusions: **May Tag bar fridge**  
 Exclusions: **2 muskoka chairs (white, red, turqious), microwave, personal items - Chattel List in supplements.**

**Property Information**

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 11 CON 1 WOOD AS IN DM351978; T/W DM351978; MUSKOKA LAKES</b>	Survey: <b>Available/</b>
Zoning: <b>WR1-7</b>	Hold Over Days:
Assess Val/Year: <b>\$708,000/2023</b>	Occupant Type: <b>Owner</b>
PIN: <b>480320414</b>	Deposit: <b>5%</b>
ROLL: <b>445308000105400</b>	
Possession/Date: <b>Flexible/</b>	

**Brokerage Information**

List Date: **05/08/2024**  
 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: Laura Billings, Employee  
 Date Prepared: 06/15/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Dining Room</b>	<b>Main</b>	<b>10' 11" X 13' 3"</b>	<b>3.33 X 4.04</b>	
<b>Living Room</b>	<b>Main</b>	<b>15' 3" X 18' 6"</b>	<b>4.65 X 5.64</b>	
<b>Kitchen</b>	<b>Main</b>	<b>18' 9" X 9' 7"</b>	<b>5.72 X 2.92</b>	
<b>Pantry</b>	<b>Main</b>	<b>3' 11" X 3' 9"</b>	<b>1.19 X 1.14</b>	
<b>Foyer</b>	<b>Main</b>	<b>6' 1" X 4' 3"</b>	<b>1.85 X 1.30</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>12' 2" X 10' 9"</b>	<b>3.71 X 3.28</b>	
<b>Primary Ensuite</b>	<b>Main</b>	<b>8' 7" X 7' 4"</b>	<b>2.62 X 2.24</b>	<b>4-Piece</b>
<b>Bathroom</b>				
<b>Laundry</b>	<b>Main</b>	<b>5' 0" X 5' 3"</b>	<b>1.52 X 1.60</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 0" X 5' 3"</b>	<b>1.52 X 1.60</b>	<b>2-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>10' 11" X 10' 8"</b>	<b>3.33 X 3.25</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13' 1" X 10' 2"</b>	<b>3.99 X 3.10</b>	
<b>Bathroom</b>	<b>Second</b>	<b>8' 5" X 7' 9"</b>	<b>2.57 X 2.36</b>	<b>3-Piece</b>
<b>Bedroom</b>	<b>Second</b>	<b>13' 2" X 11' 11"</b>	<b>4.01 X 3.63</b>	

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