

# 1794 PENINSULA Road Unit #3, Muskoka Lakes, Ontario P0B 1J0

Client Full  
**Active / Residential**

**1794 PENINSULA Rd #3 Muskoka Lakes**

Listing ID: 40581820  
Price: **\$2,995,000**



## Muskoka/Muskoka Lakes/Medora

Log/House



Water Body: **Lake Rosseau**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **1,680**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,680/LBO provide**  
 DOM: **2**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,061.84/2023**

### Remarks/Directions

Public Rmks: **Nestled on the tranquil shores of Lake Rosseau, this remarkable property presents an enticing opportunity for redevelopment. With 313 feet of frontage and spanning 1.88 acres, the land offers ample space for creative expansion or transformation. Boasting an east exposure, the setting is bathed in the gentle light of the morning sun, creating a serene atmosphere. Currently featuring an older log cottage with three bedrooms, one bath, and a two-slip boathouse, the property provides a cozy retreat amidst nature's beauty. Conveniently situated close to Port Sandfield and prestigious golf courses, this location offers both tranquility and accessibility. Whether envisioning a private lakeside sanctuary or a lucrative investment venture, this offering on Lake Rosseau holds immense potential to fulfill your dreams of waterfront living.**

Directions: **Muskoka Road 118 to Peninsula Road. Then head to Unit 3.**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Stairs to Waterfront**  
 Dock Type: **Private Docking**  
 Shoreline:  
 Shore Rd Allow: **None**  
 Channel Name:  
 Water View: **Direct Water View**  
 Boat House: **Boathouse-Double Slips**  
 Frontage: **313.00**  
 Exposure: **North**  
 Island Y/N: **No**

### Exterior

Construct. Material: **Log**  
 Shingles Replaced:  
 Year/Desc/Source: **//**  
 Property Access: **Private Road**  
 Garage & Parking: **Private Drive Double Wide**  
 Parking Spaces: **4**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **1.883/Acres**  
 Lot Front (Ft): **313.00**  
 Location: **Rural**  
 Area Influences: **Golf, Lake Access, Marina, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby**  
 Topography:  
 Foundation: **Piers**  
 Driveway Spaces: **4.0**  
 Water Tmnt:  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **0.00**  
 Lot Irregularities:  
 Roof: **Shingles**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**  
 Rd Acc Fee:  
 Garage Spaces:  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Fronting On: **North**

### Interior

Interior Feat: **Ceiling Fans**  
 Basement: **None**  
 Cooling: **None**  
 Heating: **Baseboard**  
 Inclusions: **Dishwasher, Refrigerator, Stove**  
 Add Inclusions: **All furniture**  
 Exclusions: **Personal Items**  
 Basement Fin:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 9603 SEC MUSKOKA; PT LT 19 CON 9 MEDORA AS IN LT18877; T/W LT18877; EXCEPT ROW FOR THE PENINSULA COLONIZATION RD SHOULD IT PASS THROUGH THE SAID LT; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **WR1-7, EP2**  
 Assess Val/Year: **\$978,000/2023**  
 PIN: **481480019**  
 ROLL: **445304001200600**  
 Possession/Date: **Flexible/**  
 Local Improvements Fee:  
 Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%**

### Brokerage Information

List Date: **05/06/2024**  
 List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port (**

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Laura Billings, Employee  
Date Prepared: 05/08/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Bedroom</b>	<b>Main</b>	<b>9' 11" X 9' 7"</b>	<b>3.02 X 2.92</b>	
<b>Desc: Porch Bedroom</b>				
<b>Porch</b>	<b>Main</b>	<b>23' 2" X 6' 4"</b>	<b>7.06 X 1.93</b>	
<b>Desc: Front Porch (BBQ)</b>				
<b>Bathroom</b>	<b>Main</b>	<b>6' 9" X 8' 5"</b>	<b>2.06 X 2.57</b>	<b>4-Piece</b>
<b>Bedroom Primary</b>	<b>Main</b>	<b>12' 6" X 12' 6"</b>	<b>3.81 X 3.81</b>	
<b>Dining Room</b>	<b>Main</b>	<b>13' 9" X 10' 7"</b>	<b>4.19 X 3.23</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10' 4" X 8' 7"</b>	<b>3.15 X 2.62</b>	
<b>Desc: Stove, Fridge, Dishwasher (Kenmore)</b>				
<b>Bedroom</b>	<b>Main</b>	<b>12' 5" X 9' 0"</b>	<b>3.78 X 2.74</b>	
<b>Living Room</b>	<b>Main</b>	<b>17' 0" X 12' 7"</b>	<b>5.18 X 3.84</b>	
<b>Porch</b>	<b>Main</b>	<b>19' 0" X 9' 8"</b>	<b>5.79 X 2.95</b>	
<b>Desc: Porch by Water</b>				

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