

1086 PENNWOOD Road, Muskoka Lakes, Ontario P0B 1J0

Listing

Client Full
Active / Residential

[1086 PENNWOOD Rd Muskoka Lakes](#)

Listing ID: 40587127
Price: **\$10,595,000**



Muskoka/Muskoka Lakes/Medora 2 Storey/House



Water Body: **Lake Muskoka**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	
Second	1	2	1
Third	3	2	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **5 (4 + 1)**
 SF Fin Total: **5,692**
 AG Fin SF Range: **5001 to 6000**
 AG Fin SF: **5,692/Plans**
 DOM: **12**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$12,000.00/2024**

Remarks/Directions

Public Rmks: **This spectacular property commands breathtaking Southwesterly views across Lake Muskoka, creating an idyllic retreat. The estate is anchored by a 4-bedroom/5 bath lakehouse with an additional office space, perched atop a stunning rock face. It features a lower-level recreation room complete with a home theatre, sauna, and gym, alongside an attached one-car garage. The grounds are a masterpiece of design, featuring extensive landscaping and meticulous gardens that enhance the tranquil setting. A hot tub and a strategically placed firepit offer exceptional views and relaxation spots. Inside, the home boasts an open-concept living and dining area with a cozy gas fireplace, providing a perfect panorama of the lake. The spacious kitchen is ideally set up for entertaining. The Muskoka room, a highlight with its wood-burning fireplace, opens onto a walkout barbecue deck. A golf cart pathway winds down to an impressive three-slip boathouse, which houses 2 bedrooms, an upper and lower bath, a kitchenette, and an inviting living area which leads out to a magnificent sundeck, offering a private space to enjoy the serene water views. The property's prime location near Port Carling and Bracebridge offers convenient access to local amenities while maintaining a sense of secluded luxury..**

Directions: **Take Muskoka Rd 118 and exit onto Pennwood Rd. Unit 11 will be on the left.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Shallow**
 Shore Rd Allow: **Owned**
 Channel Name:

Water View: **Direct Water View**
 Boat House: **Boathouse-Triple Slips**
 Frontage: **433.17**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road**
 Garage & Parking: **Attached Garage//Outside/Surface/Open, Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **9**
 Water Source: **Lake/River**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **433.17**
 Location: **Rural**
 Area Influences: **Golf, Lake Access**
 Topography:
 Restrictions:

Foundation: **ICF**
 Driveway Spaces: **8.0**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **0-5 Years**
 Rd Acc Fee:
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Fronting On: **East**
 Exposure: **South, West**

Interior

Interior Feat: **Ceiling Fans, Countertop Range, Propane Tank, Sauna**
 Security Feat: **Alarm System, Smoke Detector(s)**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **/Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Dishwasher, Dryer, Furniture, Hot Tub, Range Hood, Refrigerator, Stove, Washer, Other**

FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: FIRSTLY : PARCEL 31616, SECTION MUSKOKA, PART LOT 32, CONCESSION 1, MEDORA, (AMENDED BY LT76830) PARTS 13, 14, 15 AND 16, PLAN 35R-12134 SAVE AND EXCEPT PARTS 1 AND 2, PLAN 35R-24863; SEE SCHEDULE B.	
Zoning: WR5	Survey: Available/
Assess Val/Year: \$1,188,000/2023	Hold Over Days: 90
PIN: 481570581	Occupant Type: Owner
ROLL: 445305000903503	
Possession/Date: 60 - 89 Days/	Deposit: 5%

Brokerage Information

List Date: **05/11/2024**
 List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)

 Source Board: The Lakelands Association of REALTORS®
 Prepared By: Myan Mclean, Employee
 Date Prepared: 05/23/2024

**Information deemed reliable but not guaranteed.* CoreLogic Matrix
 POWERED by itsorealestate.ca. All rights reserved.*

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.