

27 IS TOBINS R60, Windermere, Ontario P0B 1P0

Client Full
Active / Residential

27 IS TOBINS R60 Windermere

Listing ID: 40600097
 Price: **\$2,095,000**



Muskoka/Muskoka Lakes/Medora

3 Storey/House



Water Body: **Lake Rosseau**

Type of Water: **Lake**

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

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **4,671**
 AG Fin SF Range: **4001 to 5000**
 AG Fin SF: **4,671/Plans**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,504.00/2023**

Remarks/Directions

Public Rmks: **Welcome to Johns Bay/Tobins Island, a serene retreat nestled on the pristine shores of Lake Rosseau. This secluded 4-bedroom, 3-bathroom cottage spans 288 feet of stunning waterfront frontage on 4.54 acres of lush, natural landscape. Experience the tranquility of quiet bay living with a sandy entry ideal for swimming and relaxing, and soak in the breathtaking northeasterly views across the expansive lake. Step inside to find a thoughtfully designed interior that blends comfort and style. The cottage features a separate dining room perfect for intimate meals and an open-concept kitchen and great room that exudes warmth and charm. Large walkouts lead to a spacious deck and BBQ area, providing seamless indoor-outdoor living and the perfect spot for al fresco dining while overlooking the serene waters. The outdoor space is a true haven, featuring a large firepit area surrounded by towering trees. This inviting space is perfect for evening gatherings, roasting marshmallows, and creating lasting memories under the starry sky. Johns Bay on Tobins Island offers an unparalleled escape, combining natural beauty, seclusion, and modern comforts for the ultimate lakeside retreat.**

Directions: **Water access only. Parkers Landing**

Waterfront

Waterfront Type: Direct Waterfront	Water View: Direct Water View
Waterfront Features: Island	
Dock Type: Private Docking	Boat House:
Shoreline: Natural, Sandy, Shallow	Frontage: 288.00
Shore Rd Allow: Owned	Exposure: North, East
Channel Name:	Island Y/N: Yes

Exterior

Construct. Material: Concrete Poured, Wood	Foundation: Concrete	Roof: Asphalt Shingle
Shingles Replaced:		Prop Attached: Detached
Year/Desc/Source: 2009//Owner		Apx Age: 6-15 Years
Property Access: By Water		Rd Acc Fee:
Garage & Parking: None	Driveway Spaces: 0.0	Garage Spaces:
Parking Spaces: 0		
Water Source: Lake/River	Water Tmnt: Heated Water Line, Sediment Filter, UV System	Sewer: Septic
Lot Size Area/Units: 4.538/Acres	Acres Range: 2-4.99	Acres Rent:
Lot Front (Ft): 288.00	Lot Depth (Ft):	Lot Shape:
Location: Rural	Lot Irregularities:	Land Lse Fee:
Area Influences: Golf, Island, Lake/Pond, Marina		
View: Bay, Lake		Retire Com:
Topography:		Fronting On: North

Interior

Interior Feat: **Air Exchanger, Water Heater Owned**

Basement: **Partial Basement** Basement Fin: **Unfinished**

Laundry Feat: **Laundry Closet, Upper Level**

Cooling: **None**

Heating: **Forced Air-Propane**

Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Stove, Washer, Wine Cooler**

Add Inclusions: **All Appliances.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 8 CON B ON TOBINS ISLAND MEDORA IN LAKE ROSSEAU; PT RDAL IN FRONT LT 8 CON B MEDORA TOBINS ISLAND CLOSED BY BY-LAW DM39912 PT 1 35R20398; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA	
Zoning: WR5	Survey: Available/
Assess Val/Year: \$888,000/2023	Hold Over Days: 90

PIN: **481410124**
ROLL: **445304002706825**
Possession/Date: **Flexible/**

Occupant Type: **Owner**

Deposit: **5%**

Brokerage Information

List Date: **06/14/2024**

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: Myan Mclean, Employee

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