

Property Client Full

1298 Hemlock Point Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1298 Hemlock Point Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X12116445**

List Price: **\$5,295,000**

Price Decrease



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr:	\$9,910.64/2024	Transaction:	Sale
SPIS:	No	DOM	67
Legal Desc:	LT3-4 PL 31 MEDORA; MUSKOKA LAKES		
Style:	Bungalow Raised	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	3(3+0)
Link:	No	SF Range:	1500-2000
Storeys:		SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	205.00	Fronting On:	S
Lot Depth:	0.00		
Lot Size Code:	Feet		
Zoning:	WR4		
Dir/Cross St:	Peninsula Rd & Hemlock Pt Rd		

PIN #:	481470173	ARN #:	445304001004300	Contact After Exp:	No
Holdover:	45				
Possession:	TBA	Possession Date:			
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Water:	Well
Fam Rm:	Yes	Drive:	Private	Water Sup Type:	Drilled Well
Basement:	Yes/Full	Garage:	Yes	Water Meter:	
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/2.0	Waterfront Feat:	Beachfront
Interior Feat:	Primary Bedroom - Main Floor	Drive Pk Spcs:	4.00	Waterfront Struc:	
Heat:	Forced Air, Propane	Tot Pk Spcs:	6.00	Well Capacity:	
A/C:	Yes/Central Air	Pool:	None	Well Depth:	
Central Vac:	No	Room Size:		Sewers:	Septic
Property Feat:	Golf	Energy Gener:	Generator-Wired	Special Desig:	Unknown
Exterior Feat:	Deck	Rural Services:		Farm Features:	
Roof:	Other	Security Feat:		Winterized:	
Foundation:	Block				
Soil Type:					
Water Name:	Lake Joseph	Waterfront:	Direct	Waterfront Frontage (M):	62.48
Waterfront Y/N:	Yes	Easements/Restr:	Right of Way		
Water Struct:					
Water Features:	Beachfront				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road				
Shoreline:	Clean, Sandy, Shallow	Shoreline Exposure:	South		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to 1298 Hemlock Point, a classic Muskoka retreat nestled on the serene shores of Lake Joseph. This inviting 4-bedroom, 3-bathroom cottage offers 3,005 square feet of living space, blends comfort, space, and natural charm in one of the regions most sought-after areas. Set on a beautifully level 1.49-acre lot with 205 feet of south-facing frontage, the property enjoys all-day sun and a prime lakeside setting. The shoreline offers hard-packed sand with a gentle, family-friendly entry into the lake ideal for swimming and lakeside enjoyment. The walkout basement provides convenient access to the spacious front yard and features 9-foot ceilings that enhance the open, bright feel of the space. Inside, the home is winterized for year-round use and includes in-floor heating throughout the lower level for added comfort. Cathedral ceilings in the great room and living room create a sense of airiness and grandeur, while large windows flood the interior with natural light. A wraparound porch extends from the home a perfect place to relax and take in the surrounding views. Whether spending time with loved ones, enjoying the lake, or embracing the slower pace of cottage life, this Lake Joseph property is a true escape.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Date Prepared: **07/07/2025**