

Property Client Full

1476 Peninsula Road Unit #2, Muskoka Lakes, Ontario P0B 1J0

Listing

[1476 Peninsula Rd #2 Muskoka Lakes](#)

Sold Cond / Residential Freehold / Detached

MLS®#: **X12121067**

List Price: **\$8,249,000**

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$7,204.17/2024** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **PT LT 21 CON 6 MEDORA AS IN DM359008; T/W DM142790; MUSKOKA LAKES**

Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **2.0** SF Source:
 Lot Irreg: **410 Ft Assessed x Irregular (2.16 AC)** Lot Acres: **2 - 4.99**
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 Lot Front: **410.00** Fronting On: **E**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **WR5-7**
 Dir/Cross St: **Peninsula Rd & Elgin Rd**

PIN #: **481470438** ARN #: **445304001000900** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0) Fam Rm: No Basement: Yes Fireplace/Stv: No/None Interior Feat: Yes Heat: Water Heater Owned A/C: Heat Pump, Other Fuel Central Vac: Yes/Wall Unit Property Feat: No Exterior Feat: Deck Roof: Asphalt Shingle Foundation: Piers Soil Type: Alternate Power: None	Exterior: Wood Drive: Private Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Electrical, Garbage Pickup, Internet Other Security Feat: Alarm System	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available Water: Other Water Inc: Lake/River Water Supply: UV System Water Meter: Waterfront Feat: Boat Slip, Boat Lift, Boathouse Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
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Water Name: **Lake Rosseau**
 Waterfront Y/N: **Yes** Waterfront: **Direct** Waterfront Frontage (M): **124.96**
 Water Struct: Easements/Restr: **Right of Way**
 Water Features: **Boat Slip, Boat Lift, Boathouse**
 Under Contract: **Alarm System, Propane Tank** Dev Charges Paid:
 Access To Property: **R.O.W. (Deeded), Yr Rnd Municipal Rd** HST App To SP: **Included In**
 Shoreline: **Clean, Deep, Natural** Shoreline Exposure: **East**
 Shoreline Road Allowance: **None**
 Docking Type: **Private** Water View: **Direct** Channel Name:
 View: **Lake** Lot Shape: Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **An exceptional chance to build your dream cottage on one of Muskoka's most sought-after lakes. This prime Lake Rosseau property comes with professionally designed plans for a stunning 5,000 SQFT cottage, allowing you to skip the design phase and move straight into the build. A brand new boathouse is already completed, offering immediate access to the water and luxurious lakeside living. The lot features a newly established driveway route ready to be marked and finished to your preference welcoming you into a property that blends natural Muskoka beauty with modern potential. Whether you're looking to create a family retreat or an iconic summer residence, this offering combines location, vision, and value. Don't miss this rare opportunity to bring your cottage dream to life on Lake Rosseau.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **05/05/2025**

Rooms

MLS®#: **X12121067**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.89 M X 4.14 M	19.32 Ft x 13.58 Ft		
Kitchen	Main	4.55 M X 3.73 M	14.92 Ft x 12.23 Ft		
Laundry	Main	2.49 M X 4.14 M	8.16 Ft x 13.58 Ft		
Primary Bedroom	Main	2.74 M X 2.82 M	8.98 Ft x 9.25 Ft		
Mudroom	Main	1.4 M X 1.63 M	4.59 Ft x 5.34 Ft		

Bedroom	Main	2.72 M X 2.84 M	8.92 Ft x 9.31 Ft
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Recreation	Main	2.26 M X 6.93 M	7.41 Ft x 22.73 Ft
Bathroom			