

Property Client Full

4002 Muskoka Rd 169 Unit #2, Muskoka Lakes, Ontario P0B 1J0

Listing

4002 Muskoka Rd 169 #2 Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: X12078300

List Price: \$1,799,000

Price Decrease

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$3,628.23/2024** Transaction: **Sale**
 SPIS: **No** DOM: **44**
 Legal Desc: **PT LT 18 CON 3 MEDORA PT 2 35R24620; MUSKOKA LAKES**

Style: **Other** Rooms Rooms+: **1+0**
 Fractional Ownership: **BR BR+: 3(2+1)**
 Assignment: **Baths (F+H): 4(3+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **SF Source:**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **245.87** Fronting On: **E**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**

Zoning: **R3**

Dir/Cross St: **Muskoka Rd 169 & Butterfly Rd**

PIN #: **481510476**

ARN #: **445306001501300**

Contact After Exp: **No**

Holdover: **90**

Possession: **TBD**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Full**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor**
 Heat: **Forced Air, Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **6-15**
 Property Feat: **Lake Access, School**
 Exterior Feat: **Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Insulated Concrete Form**
 Soil Type:

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: **Generator-Wired**
 Energy Gener: **Generator-Wired**
 Rural Services:
 Security Feat:

Water: **Other**
 Water Sup Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Beachfront**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Butterfly Lake**

Waterfront Y/N: **Yes**

Water Struc:

Water Features: **Beachfront**

Under Contract:

Access To Property: **Highway**

Shoreline: **Natural, Shallow, Soft Bottom**

Shoreline Road Allowance: **None**

Docking Type: **Private**

View:

Waterfront: **Direct**
 Easements/Restr: **Easement**

Waterfront Frontage (M): **74.67**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **East**

Water View: **Direct**

Lot Shape:

Channel Name:

Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Discover the perfect blend of comfort and nature with this stunning year-round cottage or home, nestled on a 1-acre lot with 245 feet of frontage on Butterfly Lake, complete with a sandy beachfront. This bright and spacious 3-bedroom, 3.5-bath retreat boasts soaring cathedral ceilings and floor-to-ceiling windows, offering beautiful easterly lake views and plenty of natural light. Unwind in the inviting Muskoka Room, relax by the lakeside fire pit, or enjoy the sandy shore just steps from your door. Ideally located within walking distance to the Glen Orchard General Store and just a 5-minute drive to Port Carling, this home offers both convenience and a peaceful waterfront lifestyle. With its modern design and timeless cottage charm, this newer build is a must-see for anyone looking for the perfect lakeside escape!**

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

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

Date Prepared: **05/25/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.1 M X 5.73 M	20.01 Ft x 18.79 Ft		
Dining Room	Main	3.73 M X 3.98 M	12.23 Ft x 13.05 Ft		
Kitchen	Main	2.93 M X 3.75 M	9.61 Ft x 12.30 Ft		
Primary Bedroom	Main	4.2 M X 3.78 M	13.77 Ft x 12.40 Ft		

Recreation	Lower	6.88 M X 5.75 M	22.57 Ft x 18.86 Ft	
Laundry	Lower	2.45 M X 0 M	8.03 Ft x 0	
Bedroom	Lower	4.54 M X 3.62 M	14.89 Ft x 11.87 Ft	
Bedroom	Lower	4.29 M X 3.59 M	14.07 Ft x 11.77 Ft	
Bathroom	Basement			3
Bathroom	Basement			3
Bathroom	Main			2
Bathroom	Main			4

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