

**Property Client Full**

**1078 Echo Hills Road Unit #30, Lake Of Bays, Ontario P1H 2J6**

Listing

**1078 Echo Hills Rd #30 Lake Of Bays**  
**Active / Residential Condo & Other / Other**

**MLS®#: X12388638**  
**List Price: \$1,795,000**

**New Listing**



**Muskoka/Lake of Bays/Franklin**

Tax Amt/Yr:	<b>\$2,668.22/2024</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM	<b>0</b>
Legal Level:	<b>1</b>	Legal Unit:	<b>30</b>

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Style:	<b>2 Storey</b>	Rooms Rooms+:	<b>15+0</b>
Fractional Ownership:		BR BR+:	<b>6(5+1)</b>
Assignment:		Baths (F+H):	<b>4 (3+1)</b>
Corp #:	<b>101</b>	SF Range:	<b>3250-3499</b>
Reg Office:	<b>MULC NO.</b>	SF Source:	<b>Plans</b>
Locker:	<b>None</b>	Lot Acres:	
Locker Level:		Fronting On:	
Zoning:	<b>RU</b>		
Dir/Cross St:	<b>Hwy 60/Echo Hills Rd</b>		
Prop Mgmt:	<b>Parcel Inc.</b>		

PIN #:	<b>489010030</b>	ARN #:	<b>442701000706350</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>60</b>	Possession Date:			
Possession:	<b>TBA</b>				
Bldg Name:					

Kitchens:	<b>1 (1+0)</b>	Pets Allowed:	<b>Restricted</b>	Balcony:	<b>Open</b>
Basement:	<b>Yes/Full</b>	Maintenance:	<b>\$127.50</b>	Laundry Acc:	<b>Laundry Room</b>
Fireplace/Stv:	<b>Yes</b>	A/C:	<b>Yes/Central Air</b>	Laundry Lev:	<b>Main</b>
	<b>Air Exchanger, ERV/HRV, Floor Drain, Generator - Full, On Demand Water Heater, Storage, Sump Pump, Water Softener</b>	Central Vac:	<b>No</b>	Exterior:	<b>Stone, Other</b>
Interior Feat:	<b>Plans</b>			Gar/Gar Spcs:	<b>Attached Garage/2.0</b>
Sqft Source:	<b>BBQs Allowed, Outdoor Pool, Party/Meeting Room, Community BBQ, Club House, Other</b>			Park Type:	<b>Exclusive</b>
Bldg Amen:	<b>Beach, Golf, Hospital, Library</b>			Drive Pk Spcs:	<b>8.00</b>
Property Feat:				Tot Pk Spcs:	<b>10.00</b>
Waterfront Y/N:	<b>No</b>	Waterfront:			
Water Struct:		Easements/Restr:		Waterfront Frontage (M):	
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
View:		Lot Shape:		Lot Size Source:	<b>MPAC</b>

**Remarks/Directions**

**Client Rmks: \*\*\*Motivated Seller - All Reasonable Offers will be Considered\*\*\* Welcome to Northern Lights, Muskoka's premier luxury community nestled just outside Huntsville, Ontario - where refined living meets the breathtaking natural beauty of cottage country. This stunning craftsman quality-built home offers the perfect blend of upscale comfort and year-round adventure. Classic Muskoka architecture totalling approximately 5000 sq. ft. of finished living space, custom timber frame wood beams and floor to ceiling stone fireplace grounds the main floor creating a comfortable yet elegant cottage experience. Situated on a private 1.5 acre lot and less than 5 minutes from the sandy shores of Dwight Beach surrounded by pristine forests, provincial parks, golf courses, ski hills, and extensive biking and hiking trails, this home is a gateway to every outdoor pursuit imaginable. Spanning 5 spacious bedrooms -with approval in place for a 6th- and a fully finished basement, this home has been thoughtfully designed to showcase the best of pure Muskoka living. Inside, you'll find premium upgrades throughout, including Bosch appliances, a gourmet kitchen, and a large Muskoka room that offers panoramic views of the surrounding natural beauty - perfect for morning coffee or evenings by the fire. Additional features include: Transferrable Tarion Warranty, Attached garage, Backup generator for peace of mind, Maintenance-free living, Built-in luxury finishes, Designer lighting and fixtures throughout. As part of the exclusive Northern Lights Community, homeowners will soon enjoy access to a brand-new clubhouse with resort-style amenities including an infinity pool, communal gathering spaces, and a lakeside dock-ideal for summer days by the water or hosting friends and family. Whether you're seeking a year-round residence or a four-season retreat, this rare opportunity combines elegance, nature, and lifestyle in one exceptional package.**

**Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, Home Generator**

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

**Prepared By: MYAN MCLEAN, Administrator**

**Date Prepared: 09/08/2025**

Rooms

**MLS®#: X12388638**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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<b>Living Room</b>	<b>Main</b>	<b>6.7 M X 4.87 M</b>	<b>21.98 Ft x 15.97 Ft</b>
<b>Dining Room</b>	<b>Main</b>	<b>5.18 M X 3.35 M</b>	<b>16.99 Ft x 10.99 Ft</b>
<b>Kitchen</b>	<b>Main</b>	<b>5.18 M X 3.65 M</b>	<b>16.99 Ft x 11.97 Ft</b>
<b>Office</b>	<b>Main</b>	<b>4.32 M X 4.29 M</b>	<b>14.17 Ft x 14.07 Ft</b>
<b>Family Room</b>	<b>Second</b>	<b>4.14 M X 3.04 M</b>	<b>13.58 Ft x 9.97 Ft</b>
<b>Bedroom</b>	<b>Second</b>	<b>4.14 M X 3.04 M</b>	<b>13.58 Ft x 9.97 Ft</b>
<b>Bedroom</b>	<b>Second</b>	<b>4.14 M X 3.04 M</b>	<b>13.58 Ft x 9.97 Ft</b>
<b>Bedroom</b>	<b>Basement</b>		
<b>Bedroom</b>	<b>Basement</b>		
<b>Recreation</b>	<b>Basement</b>		
<b>Bathroom</b>			<b>5</b>
<b>Bathroom</b>			<b>3</b>
<b>Bathroom</b>			<b>2</b>

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