

Property Client Full

305 Wapaska Crescent, Gravenhurst, Ontario P1P 0E9

Listing

305 Wapaska Cres Gravenhurst

Active / Residential Freehold / Detached

MLS®#: X12066723

List Price: **\$3,995,000**

Price Decrease

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$4,790.01/2024** Transaction: **Sale**
 SPIS: **No** DOM: **130**
 Legal Desc: **PT LT 26 CON 5 MUSKOKA AS IN DM43169 T/W DM43169; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA TOGETHER WITH AN EASEMENT OVER PART LOT 26 CONCESSION 5 MUSKOKA, PARTS 1 & 2 35R25635 AS IN MT214355**

Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **5(4+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **2.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **80.00** Fronting On: **E**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **R-2**
 Dir/Cross St: **Muskoka Rd 169 & Wapaska Cres**

PIN #: **481750795**
 Holdover: **90**
 Possession: **TBD**

ARN #: **440201001607300**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + Island YN: 2 (2+0)	Exterior: Wood	Water: Municipal
Fam Rm: Yes	Garage: No	Water Meter:
Basement: Yes/Crawl Space	Gar/Gar Spcs: None/0.0	Waterfront Feat: Stairs to Waterfront
Fireplace/Stv: Yes	Drive Pk Spcs: 3.00	Waterfront Struc: Wet Boathouse-Single
Fireplace Feat: Natural Gas	Tot Pk Spcs: 3.00	Well Capacity:
Interior Feat: Central Vacuum, ERV/HRV	Pool: None	Well Depth:
Heat: Forced Air, Gas	Room Size:	Sewers: Septic
A/C: Yes/Central Air	Energy Gener: Generator-Wired	Special Desig: Unknown
Central Vac: Yes	Rural Services:	Farm Features:
Property Feat: Golf, Park	Security Feat:	Winterized: Fully
Roof: Shingles		
Foundation: Block		
Soil Type:		
Water Name: Lake Muskoka		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M):
Water Struct: Wet Boathouse-Single	Easements/Restr: Easement	
Water Features: Stairs to Waterfront		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Seasonal Municip Rd		
Shoreline: Natural	Shoreline Exposure:	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape:	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Experience the best of lakeside living on beautiful Lake Muskoka with this fully furnished waterfront retreat. Featuring 5 bedrooms and 5 bathrooms, 80 feet of frontage, and desirable northeast exposure, this property offers stunning sunrise views over the water. Enjoy easy access to the lake with your own single-slip boathouse, perfect for boating and water activities, offering endless opportunities for exploration, recreation, and scenic cruising on the big 3. Designed for entertaining, this home includes a convenient bar kitchen just off the main kitchen, providing extra space for hosting family and friends. Conveniently located just minutes from the amenities of Gravenhurst and only 2 hours from Toronto, this property is ideal for weekend getaways or year-round living. Nearby golf courses and hiking trails offer endless outdoor adventure. Don't miss your chance to own a fully furnished piece of Muskoka paradise with access to the best the region has to offer!**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/15/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.89 M X 8 M	12.76 Ft x 26.24 Ft		
Breakfast	Main	3.9 M X 4.78 M	12.79 Ft x 15.68 Ft		
Living Room	Main	4.63 M X 6.73 M	15.19 Ft x 22.08 Ft		

Dining Room	Main	4.73 M X 4.78 M	15.51 Ft x 15.68 Ft	
Family Room	Main	4.7 M X 7.96 M	15.41 Ft x 26.11 Ft	
Laundry	Main	2.3 M X 4.09 M	7.54 Ft x 13.41 Ft	
Bedroom	Main	3.17 M X 3.88 M	10.40 Ft x 12.72 Ft	
Bedroom	Main	3.16 M X 3.21 M	10.36 Ft x 10.53 Ft	
Bedroom	Second	3.1 M X 6.5 M	10.17 Ft x 21.32 Ft	
Bedroom	Second	3.69 M X 2.97 M	12.10 Ft x 9.74 Ft	
Primary Bedroom	Second	3.91 M X 4.58 M	12.82 Ft x 15.02 Ft	
Bathroom	Main			2
Bathroom	Main			5
Bathroom	Second			3
Bathroom	Second			5
Bathroom	Second			4

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