

Property Client Full

1041 Summit Road Unit #1, Muskoka Lakes, Ontario P0C 1M0

Listing

[1041 Summit Rd #1 Muskoka Lakes](#)

Active / Residential Freehold / Detached

MLS®#: **X12553828**

List Price: **\$1,695,000**

New Listing

Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)



Tax Amt/Yr: **\$2,981.03/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LOT 14 CON 13 WOOD AS IN LT7915 EXCEPT PT 1 35R20822 RESERVING A STRIP OF LAND 1 CHAIN IN PERPENDICULAR WIDTH ALONG SHORE OF THE LAKE PARTLY WITHIN THE LIMITS OF SAID LOT; S/T EASEMENT OVER PART 1 35R20452 APPT TO PT 2-4 35R20822 AS IN MT5065; S/T EASEMENT OVER PT 1 35R20452 APPT TO PT 5 35R20822 AS IN MT6925; MUSKOKA LAKES; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **11+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **2.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: 5 - 9.99**
 Lot Front: **450.00** Fronting On: **N**
 Lot Depth: **873.13**
 Lot Size Code: **Feet**
 Zoning: **WR8**
 Dir/Cross St: **Nine Mile Lake Rd & Summit Rd**

PIN #: **480240223** ARN #: **445308000905200** Contact After Exp: **No**
 Holdover: **60**
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0) Fam Rm: No Basement: Yes	Exterior: Stone, Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 8.00 Tot Pk Spcs: 8.00 Pool: None	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available Water: Other Water Supply Type: Lake/River Water Delivery Feat: Heatd Waterline, UV System, Water Treatment
Fireplace/Stv: Yes Fireplace Feat: Fireplace Insert, Wood Interior Feat: Bar Fridge, Central Vacuum, Water Heater	Room Size: Alarm System, Carbon Monoxide Detectors, Smoke Detector Rural Services: Owned Security Feat: Owned	Water Meter: Dock Waterfront Feat: Not Applicable Waterfront Struc: Well Capacity: Well Depth: Septic Sewers: Unknown Special Desig: Fully Farm Features: Fully Winterized: Fully
Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: Yes Laundry Lev: Main Property Feat: Clear View, Golf Exterior Feat: Deck, Fishing, Porch, Privacy, Year Round Living	Roof: Asphalt Shingle Foundation: Block Topography: Level Soil Type: Level Alternate Power: Generator - wired Water Name: Bastedo Lake Waterfront Y/N: Yes Water Struc: Not Applicable Water Features: Dock Under Contract: Access To Property: Private Road, R.O.W. (Deeded), Yr Rnd Private Rd Shoreline: Clean, Natural, Sandy Shoreline Road Allowance: None Docking Type: Private View: Lake	Waterfront: Direct Easements/Restr: Right of Way Dev Charges Paid: HST App To SP: Not Subject to HST Shoreline Exposure: North Water View: Direct Lot Shape: Channel Name: MPAC

Remarks/Directions

Client Rmks: **Welcome to your private lakeside retreat on beautiful Bastedo Lake. Set on 9.02 acres of serene, forested land, this peaceful property boasts 450 feet of water frontage on a non-motorized lake, ideal for quiet paddling, swimming, and enjoying the natural beauty around you. The quiet, tree-surrounded setting offers exceptional privacy a true escape from the everyday. This turnkey cottage comes fully furnished, including all interior and exterior furniture plus water toys, making it ready for you to move in and start enjoying immediately. The cozy cottage features everything you need for a relaxing Muskoka getaway, including a steam sauna and a charming outdoor pizza oven, perfect for entertaining family and friends. In addition to personal enjoyment, Bastedo Lodge has generated significant rental income during the high season, with the opportunity to rent year-round, offering excellent investment potential. Located just 15 minutes from**

Bala and 25 min from Port Carling & Gravenhurst, you'll enjoy a perfect balance of seclusion and nearby amenities. This is more than a cottage-it's a lifestyle. Come experience the peace, privacy, and charm of 1041-1 Summit Road.

Inclusions: **Fridge, stove, built-in microwave, washer + dryer, dishwasher, all interior and exterior furniture and all water toys**

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

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

Date Prepared: **11/18/2025**

Rooms

MLS® #: X12553828

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.29 M X 6.8 M	14.07 Ft x 22.30 Ft		
Dining Room	Main	4.29 M X 2.85 M	14.07 Ft x 9.35 Ft		
Kitchen	Main	3.52 M X 2.95 M	11.54 Ft x 9.67 Ft		
Foyer	Main	1.83 M X 5.87 M	6.00 Ft x 19.25 Ft		
Office	Main	2.29 M X 2.68 M	7.51 Ft x 8.79 Ft		
Bedroom	Main	4.26 M X 3.33 M	13.97 Ft x 10.92 Ft		
Sitting	Second	3.29 M X 4.59 M	10.79 Ft x 15.05 Ft		
Bedroom	Second	2.59 M X 5.47 M	8.49 Ft x 17.94 Ft		
Bedroom	Second	2.5 M X 3.65 M	8.20 Ft x 11.97 Ft		
Bathroom				5	
Bathroom				2	

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