

Property Client Full

1869 Muskoka Rd 118 Road W Unit #6, Muskoka Lakes, Ontario P1L 1W8

Listing

1869 Muskoka Rd 118 Rd W #6 Muskoka Lakes

Active / Residential Condo & Other / Condo Townhouse

MLS®#: X12128388

List Price: \$649,000

New Listing



Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)

Tax Amt/Yr:	\$5,913.00/2024	Transaction:	Sale
SPIS:	No	DOM	5
Legal Level:	2	Legal Unit:	6
Style:	1 Storey/Apt	Rooms Rooms+:	9+0
Fractional Ownership:	No	BR BR+:	2(2+0)
Assignment:	No	Baths (F+H):	2 (2+0)
Corp #:	90	SF Range:	800-899
Reg Office:	MSCP	SF Source:	Builder
Locker:	None	Lot Acres:	
Locker Level:		Fronting On:	
Zoning:	WC		
Dir/Cross St:	Muskoka Road 118 West		
Prop Mgmt:	Touchstone Resort		

PIN #:	488900025	ARN #:	445309000302830	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Flexible				
Bldg Name:	Boat House East				
Kitchens:	2 (2+0)	Pets Allowed:	Restricted	Balcony:	Open
Fam Rm:	No	Maintenance:	\$1,272.00	Laundry Acc:	In-Suite Laundry, Ensuite
Basement:	No/None	A/C:	Yes/Central Air	Exterior:	Vinyl Siding
Fireplace/Stv:	Yes	Central Vac:	No	Gar/Gar Spcs:	None/0.0
Heat:	Forced Air, Propane	Elev/Lift:	No	Park Type:	Common
Apx Age:	6-10	Included:	Water, Cable TV, Parking	Drive Pk Spcs:	1.00
Sqft Source:	Builder	Com Elem Inc:	Yes	Tot Pk Spcs:	1.00
Exposure:	S				
Assessment:	2024				
Special Design:	Unknown				
Property Feat:					
Water Name:	Lake Muskoka	Waterfront:		Waterfront Frontage (M):	
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struct:		Dev Charges Paid:		HST App To SP:	Included In
Water Features:	Beachfront, Dock, Stairs to Waterfront				
Under Contract:		Shoreline Exposure:	South		
Access To Property:	Yr Rnd Municipal Rd	Water View:	Direct	Channel Name:	
Shoreline:	Mixed	Lot Shape:		Lot Size Source:	MPAC
Shoreline Road Allowance:	Owned				
Docking Type:	Public				
View:	Water				

Remarks/Directions

Client Rmks: **Enjoy the prestige of Muskoka lakefront living or the profits of proven rental income... the choice is yours. Can't decide? This prime 2nd floor unit is located close to the main lodge and has a "2 sided" floor plan with a lock-off feature, which allows you to do both at once! You and your guests will both enjoy stunning long views across Lake Muskoka and all the luxurious features of Touchstone Resort. Enjoy the waterfront on the dock or at the beach, visit the spa for a relaxing treatment or maybe a steam or sauna, play a game of pickleball or take a swim in the pool. After a perfect day, savour a delicious meal in the gourmet restaurant or show off your own culinary skills in your beautifully equipped kitchen and dine on your private terrace overlooking the lake. Both sides of this unit feature spacious bedrooms and luxurious full baths as well as kitchen facilities and plenty of space to kick back and enjoy those views. If you decide on a day or night on the town, you're a short 10 minute drive from either Bracebridge or Port Carling. Experience waterfront living on one of Canada's most beautiful lakes and when you can't be there, let it pay you back with rental income.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-645-5257**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/07/2025**

Rooms

MLS®#: X12128388

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.82 M X 3.08 M	12.53 Ft x 10.10 Ft		Gas Fireplace, SW View, W/O To Patio
Kitchen	Main	3.82 M X 3.33 M	12.53 Ft x 10.92 Ft		Combined w/Dining
Dining Room	Main	1.16 M X 2.35 M	3.80 Ft x 7.70 Ft		
Primary Bedroom	Main	2.76 M X 3.37 M	9.05 Ft x 11.05 Ft		4 Pc Ensuite, W/I Closet
Bedroom	Main	3.48 M X 3 M	11.41 Ft x 9.84 Ft		Overlook Water, Walk-Out
Breakfast	Main	1.62 M X 1.27 M	5.31 Ft x 4.16 Ft		B/I Microwave, Breakfast Bar

Foyer	Main	1.13 M X 3.68 M	3.70 Ft x 12.07 Ft	4	Separate Rm
Bathroom				4	
Bathroom				4	

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