

Property Client Full

1007 OMINECA Road Unit #6, Muskoka Lakes, Ontario P0B 1J0

Listing

1007 OMINECA Rd #6 Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X12350397
 List Price: **\$1,495,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$3,144.62/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 3321 SEC MUSKOKA; PT LT 32 CON 2 MEDORA PT 1 - 8 35R10742; T/W PT 1 - 4 35R10743 AS IN LT129684 (S/T LT129685Z); S/T PT 4 & 5 35R10742 AS IN LT129686; S/T LT25832; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	160.00	Fronting On:	W
Lot Depth:	0.00		
Lot Size Code:	Feet		
Zoning:	WR5		
Dir/Cross St:	East end of Port Carling to Omineca, Left at 1007 to #6		

PIN #:	481570026	ARN #:	445305000901800	Contact After Exp:	No
Holdover:	60	Possession Date:			
Possession:	TBA				

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Water:	Other
Island YN:	No	Drive:	Private	Water Supply Type:	Lake/River
Fam Rm:	Yes	Garage:	No	Water Meter:	
Basement:	No/None	Gar/Gar Spcs:	None/0.0	Waterfront Feat:	Boat Lift, Boathouse, Dock, Riverfront
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Waterfront Struc:	Wet Boathouse-Single
Interior Feat:	Primary Bedroom - Main Floor	Tot Pk Spcs:	5.00	Well Capacity:	
Heat:	Baseboard, Electric	Pool:	None	Well Depth:	
A/C:	No/None	Room Size:		Sewers:	Septic
Central Vac:	No	Rural Services:		Special Desig:	Unknown
Apx Age:	31-50	Security Feat:		Farm Features:	
Elevator:	No/None			Winterized:	No
Property Feat:	Golf				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Block, Piers				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Lake Muskoka	Waterfront:	Direct	Waterfront Frontage (M):	48.76
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Wet Boathouse-Single	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Water Features:	Boat Lift, Boathouse, Dock, Riverfront				
Under Contract:					
Access To Property:	Private Road				
Shoreline:	Deep, Sandy, Shallow	Shoreline Exposure:	West		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	Indian River
View:	River, Trees/Woods, Water	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Welcome to the Indian River! Perfectly situated at the mouth of Lake Muskoka and just a 5 minute boat ride to Port Carling and Lake Rosseau, this classic Muskoka family cottage is a hidden gem in the heart of cottage country. Nestled in the forest on a private road, the charming cottage is warm and inviting, and sleeps up to 10 guests, providing ample space for family and friends. The beautiful 300 square foot Muskoka room was added in 2014, perfect for a morning coffee, slow dinners, or a glass of wine watching stunning sunsets over the water. Also built in 2014, the modern single-slip boathouse features a spacious indoor entertaining area right at the water's edge. With over 1,000 square feet of interior space (including muskoka room), a 66-foot steel and cedar plank dock, and a 30-foot boat slip complete with a Sun-stream lift, its designed for seamless lakeside living. Enjoy coveted southwest exposure with all-day sun on the dock, breathtaking sunsets, and cozy evening fires by the water. Offering the ideal mix of deep water off the dock and a gentle, very private walk-in beach, the shoreline is perfect for all ages. With 160 feet of shoreline and more than an acre of flat lawn and mature forest, the property offers plenty of room to expand. Fully furnished and move-in ready, this serene family retreat must be seen to be fully appreciated.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/18/2025**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Dining Room	Main	3.03 M X 2.91 M	9.94 Ft x 9.54 Ft		
Kitchen	Main	4.05 M X 3.44 M	13.28 Ft x 11.28 Ft		
Living Room	Main	5.29 M X 3.93 M	17.35 Ft x 12.89 Ft		
Bedroom	Main	3.69 M X 2.31 M	12.10 Ft x 7.57 Ft		
Primary Bedroom	Main	3 M X 3.17 M	9.84 Ft x 10.40 Ft		
Bedroom	Main	3.65 M X 2.6 M	11.97 Ft x 8.53 Ft		
Bathroom	Main			4	

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