

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®#: **X13576474**

List Price: **\$1,579,000**

New Listing

Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)



Tax Amt/Yr: **\$2,981.03/2025** 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** Builder Name:
 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** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Stone, Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available
Basement: Yes/Partial Basement, Unfinished	Garage: No	Water: Other
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Supply Type: Lake/River
Fireplace Feat: Fireplace Insert, Wood	Drive Pk Spcs: 8.00	Water Delivery Feat: Heatd Waterline, UV System, Water Treatment
Interior Feat: Bar Fridge, Central Vacuum, Water Heater	Tot Pk Spcs: 8.00	Water Meter: Dock
	Pool: None	Waterfront Feat: Not Applicable
	Room Size: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Waterfront Struc: Well Capacity:
Parking Feat: Private	Rural Services: Security Feat:	Well Depth: Septic
Heat: Forced Air		Sewers: Unknown
Heat Source: Propane		Special Desig: Farm Features:
A/C: Yes/Central Air		Winterized: Fully
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: Generator - wired		
Alternate Power: Generator - wired		
Water Name: Bastedo Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struc: Not Applicable	Easements/Restr: Right of Way	
Water Frontage: 137.16		
Water Features: Dock		
Under Contract: Access To Property: Private Road, R.O.W. (Deeded), Yr Rnd Private Rd	Dev Charges Paid: Shoreline Exposure: North	HST App To SP: Included In
Shoreline: Clean, Natural, Sandy		
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name: MPAC
View: Lake	Lot Shape: Lot Size Source: 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**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/17/2026**

Rooms

MLS®#: X13576474

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bedroom	Second	2.59 M X 5.47 M	8.50 Ft x 17.95 Ft		
Bedroom	Main	4.26 M X 3.33 M	13.98 Ft x 10.93 Ft		
Living Room	Main	4.29 M X 6.8 M	14.07 Ft x 22.31 Ft		
Foyer	Main	1.83 M X 5.87 M	6.00 Ft x 19.26 Ft		
Sitting	Second	3.29 M X 4.59 M	10.79 Ft x 15.06 Ft		
Bedroom	Second	2.5 M X 3.65 M	8.20 Ft x 11.98 Ft		
Office	Main	2.29 M X 2.68 M	7.51 Ft x 8.79 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	11.55 Ft x 9.68 Ft		
Bathroom				5	
Bathroom				2	

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