

## 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: \$1,579,000

Price Decrease



## Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)

Tax Amt/Yr: **\$2,981.03/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **212**  
 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: **3(3+0)**  
 Assignment: Baths (F+H): **2(1+1)**  
 Link: **No** SF Range: **2000-2500**  
 Storeys: **2.0** SF Source: **Plans**  
 Lot Irreg: **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**  
 Holdover: **60**  
 Possession: **TBA**

ARN #: **445308000905200** Contact After Exp: **No**  
 Possession Date: Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Partial Basement, Unfinished**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Fireplace Insert, Wood Bar Fridge, Central Vacuum, Water Heater Owned**  
 Interior Feat: **Bar Fridge, Central Vacuum, Water Heater Owned**  
 Parking Feat: **Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Central Air**  
 Central Vac: **Yes**  
 Laundry Lev: **Main**  
 Property Feat: **Clear View, Golf Deck, Fishing, Porch, Privacy, Year Round Living**  
 Exterior Feat: **Deck, Fishing, Porch, Privacy, Year Round Living**  
 Roof: **Asphalt Shingle**  
 Foundation: **Block**  
 Topography: **Level**  
 Soil Type:

Exterior: **Stone, Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **8.00**  
 Tot Pk Spcs: **8.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat: **Alarm System, Carbon Monoxide Detectors, Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available Other**  
 Water:  
 Water Supply Type: **Lake/River**  
 Water Delivery Feat: **Heated Waterline, UV System, Water Treatment**  
 Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic Unknown**  
 Special Desig:  
 Farm Features:  
 Winterized: **Fully**

Alternate Power: **Generator - wired**  
 Water Name: **Bastedo Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **137.16**  
 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**

Island YN: **No**

Dev Charges Paid:  
 Shoreline Exposure: **North**

HST App To SP: **Not Subject to HST**

Water View: **Direct**  
 Lot Shape:

Channel Name:  
 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 705-765-1820**

**Prepared By: LUCAS WILHELM, Administrator**

**Date Prepared: 06/18/2026**

**Rooms**

**MLS®#: X12553828**

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

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