

Property Client Full

270 PRIVATE Street, Gravenhurst, Ontario P1P 1R2

Listing

270 PRIVATE St Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X12168316**

List Price: **\$585,000**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr:	\$1,190.95/2025	Transaction:	Sale
SPIS:	No	DOM	1
Legal Desc:	LT 15 N/S PRIVATE RD PL 12 GRAVENHURST S/T DM288803; GRAVENHURST, DISTRICT OF MUSKOKA		

Style:	2 Storey	Rooms Rooms+:	6+1
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	1500-2000
Storeys:	2.0	SF Source:	
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	66.00	Fronting On:	S
Lot Depth:	165.00		
Lot Size Code:	Feet		
Zoning:	R1		
Dir/Cross St:	HWY 169 + BAKERY LN		

PIN #:	481750909	ARN #:	440201001707700	Contact After Exp:	No
Holdover:	60				
Possession:	TBA	Possession Date:			

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick, Vinyl Siding	Utilities:	Gas
Fam Rm:	No	Drive:	Pvt Double	Water:	Municipal
Basement:	Yes	Garage:	Yes	Water Meter:	Yes
Fireplace/Stv:	Yes/Full, Partially Finished	Gar/Gar Spcs:	Detached Garage/1.5	Waterfront Feat:	
Fireplace Feat:	No	Drive Pk Spcs:	10.00	Waterfront Struc:	
Interior Feat:	Living Room	Tot Pk Spcs:	11.50	Well Capacity:	
	Countertop Range, Sump Pump, Suspended Ceilings	UFFI:	No	Well Depth:	
Heat:	Forced Air, Gas	Pool:	None	Sewers:	Septic
A/C:	No/None	Room Size:		Special Desig:	Unknown
Central Vac:	No	Rural Services:		Farm Features:	
Elevator:	No/None	Security Feat:		Winterized:	
Retirement:	No				
Property Feat:	Beach, Lake/Pond, Park				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Block				
Soil Type:					
Access Feat:	None				
Waterfront Y/N:	No	Waterfront:	None	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:	Unknown		
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
View:	Creek/Stream, Trees/Woods	Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: Welcome to this beautifully maintained and freshly painted (inside and out) two-story home, ideally located within walking distance to Muskoka Bay Park and the stunning waterfront. This inviting property offers the perfect blend of charm, functionality, and modern updates ideal for families, professionals, or those seeking a year-round Muskoka retreat. Step inside to discover a bright, spacious interior with plenty of recent upgrades throughout, providing a move-in ready experience. The thoughtful layout offers comfortable living spaces, a well-appointed kitchen, and generous bedrooms filled with natural light. Outside, the property features a heated detached garage/workshop, perfect for year-round hobbies or storage, and a fully winterized secondary accessory building a fantastic option for a home office, studio, or guest space. Enjoy the best of Muskoka living with nearby parks, trails, and downtown Gravenhurst just minutes away. This home offers not just a place to live, but a lifestyle to love.

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/23/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.76 M X 4.67 M	15.61 Ft x 15.32 Ft		
Kitchen	Main	4.76 M X 2.18 M	15.61 Ft x 7.15 Ft		
Bedroom	Main	2.74 M X 3.54 M	8.98 Ft x 11.61 Ft		
Living Room	Main	5.33 M X 7 M	17.48 Ft x 22.96 Ft		
Sunroom	Main	2.71 M X 4.29 M	8.89 Ft x 14.07 Ft		
Primary Bedroom	Second	3.42 M X 4.34 M	11.22 Ft x 14.23 Ft		

Bedroom	Second	3.51 M X 2.93 M	11.51 Ft x 9.61 Ft
Utility Room	Basement	5.54 M X 5.84 M	18.17 Ft x 19.16 Ft
Family Room	Basement	4.67 M X 3.68 M	15.32 Ft x 12.07 Ft
Recreation	Basement	4.65 M X 3.03 M	15.25 Ft x 9.94 Ft
Other	Basement	2.11 M X 3.03 M	6.92 Ft x 9.94 Ft
Bathroom	Main		

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Dry Bar

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