

Property Client Full

3998 Hwy 141 Unit #12, Muskoka Lakes, Ontario P0C 1J0

Listing

[3998 Hwy 141 #12 Muskoka Lakes](#)

Active / Residential Freehold / Detached

MLS®#: X13002236

List Price: \$1,150,000

New Listing

Muskoka/Muskoka Lakes/Watt



Tax Amt/Yr:	\$2,655.36/2025	Transaction:	Sale
SPIS:	No	DOM:	0
Legal Desc:	See Schedule B		
Style:	Bungalow	Rooms Rooms+:	3+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	2000-2500
Stores:	1.0	SF Source:	MPAC
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	101.00	Fronting On:	S
Lot Depth:	0.00		
Lot Size Code:	Feet		
Dir/Cross St:	See directions		

PIN #:	481380307	ARN #:	445302002701745	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	TBA				

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	Hydro Available, No Sewers, No Cable, Telephone Available
Fam Rm:	Yes	Garage:	No	Water:	Well
Basement:	Yes/Crawl Space, Unfinished	Gar/Gar Spcs:	None/0.0	Water Supply Type:	Drilled Well
Fireplace/Stv:	No	Drive Pk Spcs:	6.00	Water Delivery Feat:	Heated Waterline
Interior Feat:	Carpet Free, In-Law Capability, Primary Bedroom - Main Floor	Tot Pk Spcs:	6.00	Water Meter:	
		Pool:	None	Waterfront Feat:	Boat Slip, Dock
Parking Feat:	Available	Rural Services:	Electrical, Garbage Pickup, Internet High Speed, Recycling	Waterfront Struc:	Not Applicable
Heat:	Baseboard	Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Well Capacity:	
Heat Source:	Electric			Well Depth:	
A/C:	/None			Sewers:	Septic
Central Vac:	No			Special Desig:	Other
Laundry Lev:	Main			Farm Features:	
Retirement:	No			Winterized:	
Property Feat:	Golf, Hospital, Lake Access, Marina				
Exterior Feat:	Deck, Landscaped, Lighting, Porch, Recreational Area, Seasonal Living				
Roof:	Asphalt Shingle, Shingles				
Foundation:	Concrete, Concrete Block, Piers				
Soil Type:					
Alternate Power:	None				
Water Name:	Lake Rosseau	Waterfront:		Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struct:	Not Applicable				
Water Features:	Boat Slip, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Fees Apply, Private Road, Yr Rnd Municipal Rd	Shoreline Exposure:	North		
Shoreline:	Deep				
Shoreline Road Allowance:	None	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
View:	Bay				

Remarks/Directions

Client Rmks: **Escape to classic Muskoka charm at this beautiful cottage, currently being utilized for 4 seasons, perfectly positioned with serene north-facing views of Lake Rosseau. Originally built in 1967, the cottage retains its timeless appeal while benefiting from a 43-foot by 20-foot addition completed in 2017, expanding the living area and offering even more space to relax and entertain in comfort. Nestled in a waterfront community on a wooded and flat landscape, this inviting 3-bedroom, 2-bath cottage provides plenty of room to gather with family and friends. The sale includes a 1/9th share of 120 acres and a 1/9 share in dock ownership, under homeowners agreement with 8 other shareholders, Enjoy deeded water access with a designated parking spot at a shared dock, and an adjacent free municipal boat launch making lakeside living with access to the Big Three lakes easy and convenient. Inside, the cottage blends traditional Muskoka character with modern amenities, providing cozy yet spacious living areas ideal for unwinding after a day on the lake. Outside, spend time by the water or take in the stunning views from the decks. A separate workshop on site adds functionality and flexibility. Located just minutes from Rosseau and Bent River, your'e never far from local restaurants, shopping, and essential amenities. In the winter, snowmobile trails are within walking distance, offering year-round outdoor adventure. Whether you're seeking a peaceful getaway or a lively family retreat, this charming cottage offers the very best of cottage country living.**

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>
Kitchen	Main	2.42 M X 3.76 M	7.93 Ft x 12.33 Ft		
Breakfast	Main	3.04 M X 3.73 M	9.97 Ft x 12.23 Ft		Breakfast Area
Dining Room	Main	4.27 M X 3.93 M	14.00 Ft x 12.89 Ft		
Living Room	Main	3.38 M X 10.36 M	11.08 Ft x 33.98 Ft		
Laundry	Main	2.96 M X 3.77 M	9.71 Ft x 12.36 Ft		
Bedroom	Main	3.56 M X 3.75 M	11.67 Ft x 12.30 Ft		
Primary Bedroom	Main	5.13 M X 3.75 M	16.83 Ft x 12.30 Ft		
Bedroom	Main	2.8 M X 4.87 M	9.18 Ft x 15.97 Ft		
Family Room	Main	5.88 M X 4.16 M	19.29 Ft x 13.64 Ft		
Other	Second	4.59 M X 5.59 M	15.05 Ft x 18.33 Ft		
Bathroom				4	
Bathroom				3	