

Property Client Full

535 James Street W, Gravenhurst, Ontario P1P 1P4

Listing

535 James St W Gravenhurst
Active / Residential Freehold / Detached

MLS®#: X12218972
 List Price: **\$899,000**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr:	\$6,882.10/2025	Transaction:	Sale
SPIS:	No	DOM:	0
Legal Desc:	See Schedule B		

Style:	Bungalow	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	2 - 4.99
Lot Front:	261.40	Fronting On:	S
Lot Depth:	0.00		
Lot Size Code:	Feet		
Dir/Cross St:	Muldrew Lake Rd		

PIN #:	481910029	ARN #:	440201000708000	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	TBA				

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Alum Siding	Water:	Municipal
Fam Rm:	Yes	Drive:	Front Yard	Water Meter:	
Basement:	Yes/Crawl Space, None	Garage:	No	Waterfront Feat:	
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Waterfront Struc:	
Interior Feat:	None	Drive Pk Spcs:	6.00	Well Capacity:	
Heat:	Forced Air, Propane	Tot Pk Spcs:	6.00	Well Depth:	
A/C:	No/None	Pool:	None	Sewers:	Septic
Central Vac:	No	Room Size:		Special Desig:	Unknown
Property Feat:		Rural Services:		Farm Features:	
Roof:	Asphalt Shingle	Security Feat:		Winterized:	
Foundation:	Block				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:		Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Discover the potential of this rare offering featuring three separately deeded lots being sold together, totalling 2.1 acres with 261.4 feet of road frontage. Nestled in a desirable location, the property includes a charming 2-bedroom, 1-bathroom bungalow, offering immediate use or rental potential while planning future development. With ample frontage and generous lot size, this property presents amazing possibilities for investors, developers, or those looking to build their dream estate. Don't miss this unique opportunity to secure a large parcel in a growing area with significant upside.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/13/2025**

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>
Bathroom				3	