

# Property Client Full

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

Listing

**3998 Highway 141 #12 Muskoka Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X13621444**

List Price: **\$875,000**

**Price Decrease**



## Muskoka/Muskoka Lakes/Watt

|                       |                        |               |                    |
|-----------------------|------------------------|---------------|--------------------|
| Tax Amt/Yr:           | <b>\$2,655.36/2025</b> | Transaction:  | <b>Sale</b>        |
| SPIS:                 | <b>No</b>              | DOM           | <b>58</b>          |
| Legal Desc:           | <b>See Schedule B</b>  |               |                    |
| Style:                | <b>Bungalow</b>        | Rooms Rooms+: | <b>3+0</b>         |
| Fractional Ownership: |                        | BR BR+:       | <b>3(3+0)</b>      |
| Assignment:           |                        | Baths (F+H):  | <b>2(2+0)</b>      |
| Link:                 | <b>No</b>              | SF Range:     | <b>2000-2500</b>   |
| Storeys:              | <b>1.0</b>             | SF Source:    | <b>MPAC</b>        |
| Lot Irreg:            |                        | Lot Acres:    | <b>0.50 - 1.99</b> |
| Lot Front:            | <b>101.00</b>          | Fronting On:  | <b>S</b>           |
| Lot Depth:            | <b>0.00</b>            | Builder Name: |                    |
| Lot Size Code:        | <b>Feet</b>            |               |                    |
| Dir/Cross St:         | <b>Highway 141</b>     |               |                    |

|                           |                                                      |                     |                              |                      |                            |
|---------------------------|------------------------------------------------------|---------------------|------------------------------|----------------------|----------------------------|
| PIN #:                    | <b>481380307</b>                                     | ARN #:              | <b>445302002701745</b>       | Contact After Exp:   | <b>No</b>                  |
| Holdover:                 | <b>90</b>                                            |                     |                              | Survey Year/Type:    | <b>Available</b>           |
| Possession:               |                                                      | Possession Date:    | <b>2026-08-01</b>            |                      |                            |
| Kitch Kitch +             | <b>1 (1+0)</b>                                       | Exterior:           | <b>Wood</b>                  | Utilities:           | <b>Hydro Available, No</b> |
| Fam Rm:                   | <b>Yes</b>                                           | Garage:             | <b>No</b>                    |                      | <b>Sewers, No Cable,</b>   |
| Basement:                 | <b>Yes/Crawl Space,</b>                              | Gar/Gar Spcs:       | <b>None/0.0</b>              |                      | <b>Telephone Available</b> |
|                           | <b>Unfinished</b>                                    | Drive Pk Spcs:      | <b>6.00</b>                  | Water:               | <b>Well</b>                |
| Fireplace/Stv:            | <b>No</b>                                            | Tot Pk Spcs:        | <b>6.00</b>                  | Water Supply Type:   | <b>Drilled Well</b>        |
| Interior Feat:            | <b>Carpet Free, Primary</b>                          | Pool:               | <b>None</b>                  | Water Delivery Feat: | <b>Heatd Waterline</b>     |
|                           | <b>Bedroom - Main Floor</b>                          | Room Size:          |                              | Water Meter:         |                            |
| Parking Feat:             | <b>Available</b>                                     | Rural Services:     | <b>Electrical, Garbage</b>   | Waterfront Feat:     | <b>Boat Slip, Dock</b>     |
| Heat:                     | <b>Baseboard</b>                                     |                     | <b>Pickup, Internet High</b> | Waterfront Struc:    | <b>Not Applicable</b>      |
| Heat Source:              | <b>Electric</b>                                      |                     | <b>Speed, Recycling</b>      | Well Capacity:       |                            |
| A/C:                      | <b>/None</b>                                         |                     | <b>Pckup</b>                 | Well Depth:          |                            |
| Central Vac:              | <b>No</b>                                            | Security Feat:      | <b>Carbon Monoxide</b>       | Sewers:              | <b>Septic</b>              |
| Laundry Lev:              | <b>Main</b>                                          |                     | <b>Detectors, Smoke</b>      | Special Desig:       | <b>Other</b>               |
| Retirement:               | <b>No</b>                                            |                     | <b>Detector</b>              | Farm Features:       |                            |
| Property Feat:            | <b>Golf, Hospital, Lake</b>                          |                     |                              | Winterized:          |                            |
|                           | <b>Access, Marina</b>                                |                     |                              |                      |                            |
| Exterior Feat:            | <b>Deck, Landscaped,</b>                             |                     |                              |                      |                            |
|                           | <b>Lighting, Porch,</b>                              |                     |                              |                      |                            |
|                           | <b>Recreational Area, Year</b>                       |                     |                              |                      |                            |
|                           | <b>Round Living</b>                                  |                     |                              |                      |                            |
| Roof:                     | <b>Asphalt Shingle, Shingles</b>                     |                     |                              |                      |                            |
| Foundation:               | <b>Concrete, Concrete Block,</b>                     |                     |                              |                      |                            |
|                           | <b>Piers</b>                                         |                     |                              |                      |                            |
| Soil Type:                |                                                      |                     |                              |                      |                            |
| Alternate Power:          | <b>None</b>                                          |                     |                              |                      |                            |
| Water Name:               | <b>Lake Rosseau</b>                                  |                     |                              |                      |                            |
| Waterfront Y/N:           | <b>Yes</b>                                           | Waterfront:         |                              | Island YN:           | <b>No</b>                  |
| Water Struc:              | <b>Not Applicable</b>                                | Easements/Restr:    | <b>Easement</b>              |                      |                            |
| Water Frontage:           | <b>101.00</b>                                        |                     |                              |                      |                            |
| Water Features:           | <b>Boat Slip, Dock</b>                               |                     |                              |                      |                            |
| Under Contract:           |                                                      | Dev Charges Paid:   |                              | HST App To SP:       | <b>Included In</b>         |
| Access To Property:       | <b>Fees Apply, Private Road, Yr Rnd Municipal Rd</b> | Shoreline Exposure: | <b>North</b>                 |                      |                            |
| Shoreline:                | <b>Deep</b>                                          |                     |                              |                      |                            |
| Shoreline Road Allowance: | <b>None</b>                                          |                     |                              |                      |                            |
| Docking Type:             | <b>Private</b>                                       | Water View:         | <b>Direct</b>                | Channel Name:        |                            |
| View:                     | <b>Water</b>                                         | Lot Shape:          | <b>Irregular</b>             | Lot Size Source:     | <b>GeoWarehouse</b>        |

## Remarks/Directions

Client Rmks: **Lake Rosseau living without the Lake Rosseau price tag! Enjoy beautiful Lake Rosseau views from this spacious 4-season home or cottage offering approximately 2,200 sq. ft. of living space. Inside, you'll find 3 bedrooms, 2 bathrooms, two generous living areas, and a loft that's perfect for guests or kids. Step outside to two expansive decks designed for relaxing and entertaining. Enjoy a designated boat slip on Lake Rosseau, along with access to over 120 acres of wooded land to explore by snowmobile, ATV, or on foot. Located just minutes from the Village of Rosseau, this property offers the perfect blend of year-round comfort, outdoor recreation, and exceptional value in one of Muskoka's most sought-after locations.**

Inclusions: **Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Beer Fridge,**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/25/2026**

Rooms

**MLS® #: X13621444**

| <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            | 7.94 Ft x 12.34 Ft           |                        |                 |
| Breakfast       | Main         | 3.04 M X 3.73 M            | 9.97 Ft x 12.24 Ft           |                        | Breakfast Area  |
| Dining Room     | Main         | 4.27 M X 3.93 M            | 14.01 Ft x 12.89 Ft          |                        |                 |
| Living Room     | Main         | 3.38 M X 10.36 M           | 11.09 Ft x 33.99 Ft          |                        |                 |
| Laundry         | Main         | 2.96 M X 3.77 M            | 9.71 Ft x 12.37 Ft           |                        |                 |
| Bedroom         | Main         | 3.56 M X 3.75 M            | 11.68 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             | 9.19 Ft x 15.98 Ft           |                        |                 |
| Family Room     | Main         | 5.88 M X 4.16 M            | 19.29 Ft x 13.65 Ft          |                        |                 |
| Other           | Second       | 4.59 M X 5.59 M            | 15.06 Ft x 18.34 Ft          |                        |                 |
| Bathroom        |              |                            |                              | 4                      |                 |
| Bathroom        |              |                            |                              | 3                      |                 |

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