

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®#: **X12203105**

List Price: **\$1,195,000**

Muskoka/Muskoka Lakes/Watt



Tax Amt/Yr:	\$2,536.50/2024	Transaction:	Sale
SPIS:	No	DOM	62
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
Storeys:	1.0	SF Source:	
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 + Island YN:	1 (1+0)	Exterior:	Wood	Utilities:	Hydro Available, No Sewers, Cable Available, Telephone Available
Fam Rm:	Yes	Drive:	Available		
Basement:	Yes/Crawl Space, Unfinished	Garage:	No	Water:	Well
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Water Sup Type:	Drilled Well
Interior Feat:	Carpet Free, In-Law Capability, Primary Bedroom - Main Floor Baseboard, Electric No/None	Drive Pk Spcs:	6.00	Water Meter:	
Heat:	No	Tot Pk Spcs:	6.00	Waterfront Feat:	Boat Slip, Dock
A/C:	No/None	Pool:	None	Waterfront Struc:	
Central Vac:	No	Room Size:		Well Capacity:	
Retirement:	No	Rural Services:	Cable, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup	Well Depth:	
Property Feat:	Golf, Hospital, Lake Access, Marina	Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Sewers:	Septic
Exterior Feat:	Deck, Lighting, Landscaped, Porch, Recreational Area, Seasonal Living			Special Desig:	Other
Roof:	Asphalt Shingle, Shingles			Farm Features:	
Foundation:	Concrete Block, Concrete, Piers			Winterized:	
Soil Type:					
Alternate Power:	None				
Water Name:	Lake Rosseau				
Waterfront Y/N:	Yes	Waterfront:	Indirect	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:	Easement		
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				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Bay	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Escape to classic Muskoka charm at this beautiful 3-season cottage, 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 close-knit 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. Enjoy deeded water access with a designated parking spot at a shared dock, 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.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/05/2025**

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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	