

## 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: \$995,000****New Listing****Muskoka/Muskoka Lakes/Watt**

|                       |                        |               |                    |
|-----------------------|------------------------|---------------|--------------------|
| Tax Amt/Yr:           | <b>\$2,655.36/2025</b> | Transaction:  | <b>Sale</b>        |
| SPIS:                 | <b>No</b>              | DOM           | <b>1</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 #: **481380307**  
 Holdover: **90**  
 Possession:

ARN #: **445302002701745**  
 Possession Date: **2026-08-01**

Contact After Exp: **No**  
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Crawl Space, Unfinished**

Fireplace/Stv: **No**  
 Interior Feat: **Carpet Free, Primary Bedroom - Main Floor**

Parking Feat: **Available**  
 Heat: **Baseboard**  
 Heat Source: **Electric**  
 A/C: **/None**  
 Central Vac: **No**  
 Laundry Lev: **Main**  
 Retirement: **No**  
 Property Feat: **Golf, Hospital, Lake Access, Marina**

Exterior Feat: **Deck, Landscaped, Lighting, Porch, Recreational Area, Year Round Living**

Roof: **Asphalt Shingle, Shingles**  
 Foundation: **Concrete, Concrete Block, Piers**

Soil Type:  
 Alternate Power: **None**

Water Name: **Lake Rosseau**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **101.00**  
 Water Features: **Boat Slip, Dock**  
 Under Contract:

Access To Property: **Fees Apply, Private Road, Yr Rnd Municipal Rd**  
 Shoreline: **Deep**  
 Shoreline Road Allowance: **None**  
 Docking Type: **Private**  
 View: **Water**

Exterior: **Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **6.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Electrical, Garbage Pickup, Internet High Speed, Recycling Pickup**  
 Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Waterfront:  
 Easements/Restr: **Easement**

Dev Charges Paid:  
 Shoreline Exposure: **North**

Water View: **Direct**  
 Lot Shape: **Irregular**

Utilities: **Hydro Available, No Sewers, No Cable, Telephone Available**  
 Water: **Well**  
 Water Supply Type: **Drilled Well**  
 Water Delivery Feat: **Heatd Waterline**  
 Water Meter:  
 Waterfront Feat: **Boat Slip, Dock**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Other**  
 Farm Features:  
 Winterized:

Island YN: **No**

HST App To SP: **Included In**

Channel Name:  
 Lot Size Source: **GeoWarehouse**

## 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: LUCAS WILHELM, Administrator

Date Prepared: 07/30/2026

Rooms

MLS®#: X13621444

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