

## Property Client Full

# 41 MILLER ISLAND, Gravenhurst, Ontario P1P 1R2

Listing

**41 MILLER ISLAND Gravenhurst**

**Active / Residential Freehold / Other**

MLS®#: **X12310496**

List Price: **\$1,595,000**

**New Listing**

### Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$4,859.85/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **ISLAND H, PLAN M548, LOT 9**

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Style: **1 1/2 Storey** Rooms Rooms+: **7+0**  
 Fractional Ownership: **BR BR+: 4(2+2)**  
 Assignment: **Baths (F+H): 1(1+0)**  
 Link: **SF Range: 1100-1500**  
 Storeys: **1.5** SF Source:  
 Lot Irreg: **2.88 ACRES/ISLAND** Lot Acres: **2 - 4.99**  
 Lot Depth:  
 Lot Size Code:  
 Zoning: **RW-6**  
 Dir/Cross St: **Water Access only. From Villas Marina of Lake Muskoka (Hwy 169), a 3 min boat ride to Miller island.**

PIN #:	<b>481740305</b>	ARN #:	<b>440202004003400</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>90</b>	Possession Date:			
Possession:	<b>TBA</b>				
Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Utilities:	<b>Hydro, Telephone</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water Meter:	
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Waterfront Feat:	<b>Dock, Marina Services</b>
Interior Feat:	<b>No</b>	Drive Pk Spcs:	<b>0.00</b>	Waterfront Struc:	<b>Bunkie</b>
Heat:	<b>None</b>	Tot Pk Spcs:	<b>0.00</b>	Well Capacity:	
Central Vac:	<b>Baseboard, Woodburning</b>	Pool:	<b>None</b>	Well Depth:	
Property Feat:	<b>No</b>	Room Size:		Sewers:	<b>Septic</b>
Exterior Feat:	<b>Deck, Lighting, Privacy</b>	Rural Services:		Special Desig:	<b>Unknown</b>
Roof:	<b>Asphalt Shingle</b>	Security Feat:		Farm Features:	
Foundation:	<b>Block, Post &amp; Pad</b>			Winterized:	<b>Fully</b>
Soil Type:					
Alternate Power:	<b>None</b>				
Water Name:	<b>Lake Muskoka</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>76.20</b>
Waterfront Y/N:	<b>Yes</b>	Easements/Restr:	<b>Unknown</b>		
Water Struct:	<b>Bunkie</b>				
Water Features:	<b>Dock, Marina Services</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Under Contract:		Shoreline Exposure:	<b>South/West</b>		
Access To Property:	<b>Water Only</b>				
Shoreline:	<b>Deep, Shallow</b>	Water View:	<b>Direct</b>	Channel Name:	
Shoreline Road Allowance:	<b>None</b>	Lot Shape:		Lot Size Source:	
Docking Type:	<b>Private</b>				
View:	<b>Water</b>				

### Remarks/Directions

Client Rmks: **Welcome to 41 Miller Island, a peaceful island property on beautiful Lake Muskoka, located just a short boat ride from Gravenhurst and a 3 minute boat ride from the marina. Set on 2.88 acres with 250 feet of Southwest frontage, this charming 4-bedroom, 1-bathroom cottage offers the ideal Muskoka escape surrounded by nature. The spacious dock provides plenty of room for entertaining and multiple boat slips, making water access effortless for you and your guests. The cottage is just steps from the shoreline, nestled among mature trees for added privacy and a true cottage-in-the-woods feel. Inside, you'll find a warm and comfortable layout, perfect for enjoying lakeside living. The home is fully winterized, including a heated waterline, making it suitable for all-season use. The large wrap-around deck offers great outdoor space for dining or relaxing, with views into the natural surroundings. Whether you're boating, swimming, or simply enjoying the quiet setting, 41 Miller Island is a wonderful opportunity to own a sizeable piece of Muskoka with room to grow and explore.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **07/28/2025**

Rooms

MLS®#: **X12310496**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	3.13 M X 3.46 M	10.26 Ft x 11.35 Ft		
Living Room	Main	3.99 M X 3.65 M	13.09 Ft x 11.97 Ft		
Family Room	Main	3.65 M X 4.5 M	11.97 Ft x 14.76 Ft		
Kitchen	Main	3.13 M X 2.63 M	10.26 Ft x 8.62 Ft		
Bedroom	Main	3.11 M X 3.07 M	10.20 Ft x 10.07 Ft		
Bedroom	Main	3.5 M X 3.07 M	11.48 Ft x 10.07 Ft		

<b>Primary Bedroom</b>	<b>Second</b>	<b>4.23 M X 3.45 M</b>	<b>13.87 Ft x 11.31 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>4.23 M X 3.09 M</b>	<b>13.87 Ft x 10.13 Ft</b>	
<b>Bathroom</b>	<b>Main</b>			<b>4</b>

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