

Property Client Full

1241 EAST BAY Road, Muskoka Lakes, Ontario P0C 1M0

Listing

1241 EAST BAY Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: X12299366

List Price: **\$699,900**

New Listing

Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)



Tax Amt/Yr: **\$1,532.99/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 24 CON 5 WOOD PT 2, 35R19184; MUSKOKA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **8+4**
 Fractional Ownership: BR BR+: **4(2+2)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source:
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **246.00** Fronting On: **E**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **RU2**
 Dir/Cross St: **MUSKOKA ROAD 169 TO TORRANCE RD TO SOP**

PIN #: **480310357** ARN #: **445306000204100** Contact After Exp: **No**
 Holdover: **60**
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0) Fam Rm: Yes Basement: Yes/Finished, Full Fireplace/Stv: No Interior Feat: Propane Tank, Water Heater Owned, Water Treatment Heat: Forced Air, Propane A/C: Yes/Central Air Central Vac: No Apx Age: 16-30 Elevator: No/None Property Feat: Golf Exterior Feat: Deck, Privacy, Year Round Living Roof: Asphalt Shingle Foundation: Block Soil Type: Waterfront Y/N: No Water Struct: Under Contract: Access To Property: Yr Rnd Municipal Rd View: Forest, Trees/Woods	Exterior: Concrete, Wood Drive: Other Garage: No Gar/Gar Spcs: Detached Garage/0.0 Drive Pk Spcs: 8.00 Tot Pk Spcs: 8.00 Pool: None Room Size: Rural Services: Recycling Pckup Security Feat: Alarm System	Utilities: Hydro, Telephone Water: Well Water Sup Type: Drilled Well Water Meter: Waterfront Feat: Waterfront Struct: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
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Waterfront Frontage (M):
 HST App To SP: **Included In**
 Lot Shape:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Escape to the tranquility of Muskoka with this tastefully renovated 2-bedroom, 2-bathroom family home set on a private and scenic 2.57-acre lot just minutes from the renowned Torrance Barrens Dark-Sky Preserve. Ideal for year-round living or a peaceful country retreat, this property offers modern upgrades, ample space, and a strong connection to nature. Recent upgrades include a brand-new septic system (approved for up to 4 bedrooms), new RHEEM high-efficiency propane furnace, whole-home 20 KW backup generator & transfer switch, and a fully renovated basement - perfect for extra living space, a media room, or guest suite. Enjoy peace of mind with a drilled well and dependable utilities in place. Outdoors, the possibilities are endless. A heated detached workshop provides space for hobbies, storage, or a home-based business. Surrounded by mature trees and open sky, the property offers privacy, stargazing opportunities, and endless natural beauty. Located on a quiet year-round road with easy access to trails, lakes, and the charming village of Torrance, this turn-key home is the perfect blend of rural serenity and modern comfort.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/22/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.98 M X 3.18 M	13.05 Ft x 10.43 Ft		
Dining Room	Main	3.49 M X 4.12 M	11.45 Ft x 13.51 Ft		
Living Room	Main	4.5 M X 4.12 M	14.76 Ft x 13.51 Ft		
Primary Bedroom	Main	4.73 M X 3.41 M	15.51 Ft x 11.18 Ft		

Bedroom	Main	3.7 M X 3.41 M	12.13 Ft x 11.18 Ft	
Foyer	Main	1.69 M X 2.65 M	5.54 Ft x 8.69 Ft	
Family Room	Lower	5.86 M X 3.11 M	19.22 Ft x 10.20 Ft	
Recreation	Lower	8 M X 3.78 M	26.24 Ft x 12.40 Ft	
Other	Lower	3.09 M X 7.15 M	10.13 Ft x 23.45 Ft	
Bathroom	Main			4
Bathroom	Lower			3

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