

Property Client Full

1126 ELGIN HOUSE Road Unit #2, Muskoka Lakes, Ontario P0B 1J0

Listing

1126 ELGIN HOUSE Rd #2 Muskoka Lakes

Active / Residential Condo & Other / Condo Apartment

MLS®#: **X12307720**

List Price: **\$2,350,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: \$5,474.98/2025	Transaction: Sale
SPIS: No	DOM: 0
Legal Level: 1	Legal Unit: 2

Style: 2 Storey	Rooms Rooms+: 11+0
Fractional Ownership:	BR BR+: 3(3+0)
Assignment:	Baths (F+H): 4 (3+1)
Corp #: 43	SF Range: 2250-2499
Reg Office: Unknown	SF Source: Plans
Locker: Owned	Lot Acres:
Locker Level:	Fronting On:

Zoning: **WC1A4**
 Dir/Cross St: **Muskoka Rd 118W to Peninsula Road to Elgin House Road to 1126 to Unit 2.**
 Prop Mgmt: **MCRS**

PIN #: 488430003	ARN #: 445304001003203	Contact After Exp: No
Holdover: 60	Possession Date:	
Possession: TBA		
Bldg Name:		

Kitchens: 1 (1+0)	Pets Allowed: Restricted	Balcony: Open
Fam Rm: Yes	Maintenance: \$1,666.83	Laundry Acc: Laundry Closet
Basement: Yes/Crawl Space	A/C: Yes/Central Air	Exterior: Wood
Fireplace/Stv: Yes	Central Vac: Yes	Gar/Gar Spcs: None/0.0
Interior Feat: Bar Fridge, Central Vacuum	Included: Hydro	Park Type: Exclusive
Heat: Forced Air, Propane		Drive Pk Spcs: 2.00
Sqft Source: Plans		Tot Pk Spcs: 2.00
Exposure: W		Park Spot 1/2: 19, 20
Special Design: Unknown		
Bldg Amen: Tennis Court		
Property Feat: Golf		
Waterfront Y/N: No	Waterfront:	Waterfront Frontage (M):
Water Struct:	Easements/Restr: Other	
Under Contract:	Dev Charges Paid:	HST App To SP: Not Subject to HST
Shoreline Road Allowance: None		
Docking Type: None	Water View:	Channel Name:
View: Golf Course, Trees/Woods	Lot Shape:	Lot Size Source:

Remarks/Directions

Client Rmks: **Discover this exquisite and 3-bedroom, 3.5-bathroom villa located within the prestigious LakeJoseph Club community offering a perfect blend of refined comfort, low-maintenance ownership, and serene natural surroundings. Every bedroom features its own private ensuite, ensuring an elevated level of privacy and convenience for family and guests. The primary suite is a true spa-inspired retreat, complete with a luxurious ensuite bathroom and an elegant, oversized dressing room. Upstairs, the second bedroom has been thoughtfully designed to accommodate families or guests, featuring a queen-size bed, custom built-in bunkbeds, and a trundle comfortably sleeping up to six. At the heart of the home lies a chefs dream kitchen, featuring a professional La Cornue gas range, JennAir appliances, quartz countertops, and generous cabinetry ideal for entertaining or enjoying quiet nights in. The open-concept living and dining areas flow seamlessly into the screened-in Muskoka room and back deck, where you can dine al fresco, entertain guests, or simply relax while enjoying private golf course views and breathtaking sunsets. Recent exterior upgrades include extensive professional landscaping and fresh, updated exterior paint, making this villa truly turnkey with little to no maintenance required.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/25/2025**

Rooms

MLS®#: **X12307720**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	4.92 M X 3.38 M	16.14 Ft x 11.08 Ft		
Living Room	Main	6.13 M X 4.59 M	20.11 Ft x 15.05 Ft		
Kitchen	Main	2.69 M X 6.13 M	8.82 Ft x 20.11 Ft		
Sunroom	Main	3.75 M X 3.23 M	12.30 Ft x 10.59 Ft		
Foyer	Main	1.59 M X 2.58 M	5.21 Ft x 8.46 Ft		W/I Closet
Bedroom	Main	3.53 M X 4.6 M	11.58 Ft x 15.09 Ft		
Bedroom	Second	3.82 M X 4.61 M	12.53 Ft x 15.12 Ft		4 Pc Ensuite
Primary Bedroom	Second	3.93 M X 5.76 M	12.89 Ft x 18.89 Ft		6 Pc Ensuite

Bathroom	Main	3
Bathroom	Second	3
Bathroom	Second	5
Bathroom	Main	2

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025