

Property Client Full

1032 Evergreen Crescent, Gravenhurst, Ontario P1P 1R1

Listing

1032 Evergreen Cres Gravenhurst

Active / Residential Freehold / Vacant Land

MLS®#: **X12243915**

List Price: **\$2,600,000**



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr: **\$10,641.70/2024** Transaction: **Sale**
 SPIS: **No** DOM: **15**
 Legal Desc: **PT LT 18 CON 7 MUSKOKA PT 1, 35R18229; T/W DM342368; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA & BLK B, J, K PL 11 MUSKOKA; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA TOGETHER WITH AN EASEMENT AS IN DM260820**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(0+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range: **700-1100**
 Storeys: SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **1,335.00** Fronting On: **W**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **R-3 & RI-8A**
 Dir/Cross St: **Muskoka Beach Road**

PIN #: **481770180**
 Holdover: **30**
 Possession:

ARN #: **440202001707000**
 Possession Date: **2025-07-31**

Contact After Exp: **No**

Kitch Kitch + **(0+)**
 Island YN: **Yes**
 Interior Feat: **Other**
 Central Vac: **No**
 Property Feat:
 Soil Type:
 Alternate Power: **Unknown**

Garage: **No**
 Room Size:
 Green PIS: **No**
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro Available, Sewers, No Cable, Telephone Other**
 Water:
 Water Meter:
 Waterfront Feat: **Island**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Lake Muskoka**
 Waterfront Y/N: **Yes**
 Water Struct:
 Water Features: **Island**
 Under Contract:
 Access To Property: **Yr Rnd Municpal Rd**
 Shoreline: **Clean, Sandy**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View:

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to an extraordinary opportunity on Lake Muskoka your very own private island. Connected to the mainland by a charming walking bridge, this unique property offers the perfect blend of privacy and convenience. Whether you envision a contemporary cottage retreat, a timeless Muskoka getaway, or a stunning boathouse to anchor your lakefront lifestyle, this island provides a blank canvas to bring your vision to life. The natural landscape, expansive shoreline, and serene surroundings invite endless design possibilities from multiple building sites to thoughtfully crafted outdoor living spaces. Here, you're not limited by someone else's blueprint this is your chance to create something truly special, tailored to your taste, your needs, and your dream of Muskoka living. A rare offering in a coveted location don't miss your chance to explore the potential of this iconic Lake Muskoka island. Contact us today to start planning your legacy.**

Listing Contracted With: **Bracebridge Realty 705-646-3511**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/10/2025**