

Property Client Full

41 MILLER ISLAND, Gravenhurst, Ontario P1P 1R2

Listing

41 MILLER ISLAND Gravenhurst
Active / Residential Freehold / Other

MLS®#: **X13485060**
 List Price: **\$1,450,000**
 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**
 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: **Plans**
 Lot Irreg: **2.88 ACRES/ISLAND** Lot Acres: **2 - 4.99**
 Lot Front: Fronting On: **W**
 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 #: **481740305** ARN #: **440202004003400** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

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

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.**

Inclusions: **All interior furniture**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **06/24/2026**

Rooms

MLS®#: **X13485060**

| | | | | | |
|-------------|--------------|----------------------------|------------------------------|------------------------|-----------------|
| <u>Room</u> | <u>Level</u> | <u>Dimensions (Metric)</u> | <u>Dimensions (Imperial)</u> | <u>Bathroom Pieces</u> | <u>Features</u> |
|-------------|--------------|----------------------------|------------------------------|------------------------|-----------------|

| | | | |
|------------------------|---------------|------------------------|----------------------------|
| Dining Room | Main | 3.13 M X 3.46 M | 10.27 Ft x 11.35 Ft |
| Living Room | Main | 3.99 M X 3.65 M | 13.09 Ft x 11.98 Ft |
| Family Room | Main | 3.65 M X 4.5 M | 11.98 Ft x 14.76 Ft |
| Kitchen | Main | 3.13 M X 2.63 M | 10.27 Ft x 8.63 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 |
| Primary Bedroom | Second | 4.23 M X 3.45 M | 13.88 Ft x 11.32 Ft |
| Bedroom | Second | 4.23 M X 3.09 M | 13.88 Ft x 10.14 Ft |
| Bathroom | Main | | |

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