

Property Client Full

1013 JUDDHAVEN Road, Muskoka Lakes, Ontario P0B 1G0

Listing

1013 JUDDHAVEN Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X12363173**

List Price: **\$1,495,000**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$3,850.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 30213 SEC MUSKOKA; PT LT 22 CON 11 MEDORA PT 2-4 35R9617 RESERVING THE PENINSULA COLONIZATION ROAD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **16+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **2.0** SF Source: **3500-5000**
 Lot Irreg: **No** Lot Acres: **0.50 - 1.99**
 Lot Front: **229.00** Fronting On: **S**
 Lot Depth: **0.00**
 Lot Size Code: **Acre**
 Zoning: **C3**
 Dir/Cross St: **Peninsula Rd and Juddhaven Road**

PIN #: **481430083** ARN #: **445304001405000** Contact After Exp: **No**
 Holdover: **60**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: No	Exterior: Vinyl Siding, Wood	Utilities: Hydro
Fam Rm: No	Drive: Front Yard	Water: Well
Basement: No/None	Garage: Yes	Water Supply Type: Drilled Well
Fireplace/Stv: Yes	Gar/Gar Spcs: Attached Garage/2.0	Water Meter: Waterfront Feat:
Interior Feat: Accessory Apartment, Central Vacuum, Countertop Range, Other, Propane Tank, Separate Heating Controls, Water Heater Owned, Water Softener, Water Treatment	Drive Pk Spcs: 8.00	Waterfront Struc: Well Capacity:
	Tot Pk Spcs: 8.00	Well Depth: Septic
	Pool: None	Sewers: Unknown
	Room Size: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Special Desig: Fully
	Rural Services: None	Farm Features: Fully
	Security Feat: None	Winterized: Fully
Heat: Forced Air, Propane		
A/C: Yes/Wall Unit		
Central Vac: Yes		
Apx Age: 31-50		
Elevator: No/None		
Property Feat: Golf		
Exterior Feat: Deck, Lighting, Paved Yard, Privacy, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete Block, Poured Concrete, Slab		
Soil Type: Parking		
Access Feat: No		
Waterfront Y/N: No	Waterfront: None	Waterfront Frontage (M):
Water Struct: Alarm System, Hot Water Heater, Propane Tank	Easements/Restr: None	HST App To SP: Included In
Under Contract: Alarm System, Hot Water Heater, Propane Tank	Dev Charges Paid: None	
Access To Property: Paved Road		
View: Forest, Trees/Woods	Lot Shape:	Lot Size Source:

Remarks/Directions

Client Rmks: **Incredible investment opportunity just minutes from the JW Marriott in Minett and future Cleverlands House Development. This commercially zoned (C3) property features multiple income streams and strong long-term potential in one of Muskoka's fastest-growing areas. The main building provides incredible potential featuring a heated oversized garage with additional bonus rooms; plus a spacious 3-bedroom + den, 2-bathroom residential unit above. The upper unit also includes a screened-in Muskoka room and a large private deck, perfect for outdoor enjoyment. The second building is a tri-plex with three self-contained 2-bedroom, 1-bathroom units, each with separate entrances and great rental history. C3 zoning allows for a wide range of commercial and residential uses. Ideal for investors, owner-operators, or live/work setups. Highlights: 4 residential units total; Heated garage with business/workshop/storage potential; high-traffic location near resort and future development; excellent income potential with room to grow. Don't miss this chance to own a high-demand property in the heart of Muskoka's resort corridor.**

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

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

Date Prepared: **08/25/2025**

Rooms

MLS® #: X12363173

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Other	Main	14.6 M X 7.67 M	47.90 Ft x 25.16 Ft		Finished, Open Concept, Separate Rm
Utility Room	Main	2.21 M X 6.3 M	7.25 Ft x 20.66 Ft		
Exercise Room	Main	6.71 M X 3.58 M	22.01 Ft x 11.74 Ft		
Foyer	Main	2.62 M X 2.97 M	8.59 Ft x 9.74 Ft		
Den	Main	5.56 M X 2.06 M	18.24 Ft x 6.75 Ft		
Living Room	Second	7.92 M X 6.48 M	25.98 Ft x 21.25 Ft		Bay Window, Fireplace, Open Concept
Dining Room	Second	4.04 M X 3.43 M	13.25 Ft x 11.25 Ft		Open Concept
Kitchen	Second	4.04 M X 6.71 M	13.25 Ft x 22.01 Ft		Open Concept
Laundry	Second	2.62 M X 1.78 M	8.59 Ft x 5.83 Ft		
Bedroom	Second	2.62 M X 3.56 M	8.59 Ft x 11.67 Ft		
Primary Bedroom	Second	3.96 M X 4.78 M	12.99 Ft x 15.68 Ft		5 Pc Ensuite
Other	Second	3.66 M X 3.05 M	12.00 Ft x 10.00 Ft		Ensuite Bath
Bedroom	Second	3.71 M X 2.79 M	12.17 Ft x 9.15 Ft		
Den	Second	2.87 M X 3.48 M	9.41 Ft x 11.41 Ft		Finished
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			5	

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