

Property Client Full

1114 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

1114 Road 3200 Gravenhurst
Active / Residential Freehold / Detached

MLS®#: X12359581
List Price: \$9,495,000

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$30,806.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **100**
 Legal Desc: **PT LT 26 CON 6 MUSKOKA PT 1 35R4128 T/W DM116359 CONFIRMED BY MT13796 ; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style:	Bungalow	Rooms Rooms+:	8+0
Fractional Ownership:		BR BR+:	6(6+0)
Assignment:		Baths (F+H):	4(3+1)
Link:	No	SF Range:	3500-5000
Storeys:	1.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	
Lot Front:	975.00	Fronting On:	E
Lot Depth:	0.00		
Lot Size Code:	Feet		
Dir/Cross St:	Parkers Point Road to Road 3200 to #1114		

PIN #: **481750664** ARN #: **440202002902200** Contact After Exp: **No**
 Holdover: **90**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0) Fam Rm: Yes Basement: /None Fireplace/Stv: Yes Fireplace Feat: Propane Interior Feat: Bar Fridge, Built-In Oven, Primary Bedroom - Main Floor, Water Heater Parking Feat: Private Heat Source: Other A/C: Yes/Central Air Central Vac: No Apx Age: 6-15 Laundry Lev: Main Property Feat: Golf, Waterfront Exterior Feat: Hot Tub, Landscape Lighting, Landscaped, Patio Roof: Flat, Membrane Foundation: Poured Concrete, Slab Topography: Sloping, Terraced Soil Type: Alternate Power: Unknown Water Name: Lake Muskoka Waterfront Y/N: Yes Water Struct: Boat House, Bunkie Water Features: Mooring Whips, Boat Lift, Boathouse, Stairs to Waterfront Under Contract: Propane Tank Access To Property: Fees Apply, Private Road Shoreline: Clean, Deep Shoreline Road Allowance: None Docking Type: Private View:	Exterior: Stucco/Plaster Drive: Private Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 7.00 Tot Pk Spcs: 7.00 UFFI: No Pool: Inground Room Size: Rural Services: Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Smoke Detector	Utilities: No Gas, Hydro, No Sewers, Telephone Available Water: Well Water Supply Type: Drilled Well Water Meter: Waterfront Feat: Mooring Whips, Boat Lift, Boathouse, Stairs to Waterfront, Boat House, Bunkie Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
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Remarks/Directions

Client Rmks: **This is not just a cottage it's a statement. Designed by world-renowned architects Arrhov Frick, this Lake Muskoka estate is where bold modern design meets untouched natural beauty. Tucked privately among towering trees, the home is perfectly positioned on a dramatic granite point, boasting 975 feet of pristine shoreline and sweeping, elevated views that capture Muskoka sunsets like nowhere else. Every inch of this property is built for lifestyle. Spend your days at the two-slip boathouse, hit the private tennis and basketball court, or relax at the inground pool with its smart retractable cover and expansive sun-soaked patio. Evenings call for gathering in the Muskoka room, where floor-to-ceiling folding windows open the entire space to the outdoors, erasing the line between inside and out. This isn't just luxury it's complete privacy. Yet, your'e only minutes from the best of Muskoka living, with and Muskoka Bay Resort and Taboo Muskoka right nearby for championship golf, fine dining, and curated wellness. Arrhov Frick is known for creating homes that connect people to nature in the most striking ways and this property is the ultimate example. A rare blend of architectural pedigree, resort-style amenities, and Muskoka's most dramatic views, this is the kind of retreat that comes around once in a generation.**

Inclusions: **All Appliances , Inclusions list will be available within 5 business days.**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	5.02 M X 6.05 M	16.46 Ft x 19.84 Ft		
Sunroom	Main	4.56 M X 4.5 M	14.96 Ft x 14.76 Ft		
Dining Room	Main	4.82 M X 5.82 M	15.81 Ft x 19.09 Ft		
Kitchen	Main	3.04 M X 4.5 M	9.97 Ft x 14.76 Ft		
Other	Main	3.29 M X 3.37 M	10.79 Ft x 11.05 Ft		
Bedroom	Main	3.12 M X 3.78 M	10.23 Ft x 12.40 Ft		
Sitting	Main	3.39 M X 4.56 M	11.12 Ft x 14.96 Ft		
Bedroom	Main	2.93 M X 4.41 M	9.61 Ft x 14.46 Ft		
Powder Room	Main	1.28 M X 2.07 M	4.19 Ft x 6.79 Ft		2 Pc Bath
Laundry	Main	2.66 M X 2.03 M	8.72 Ft x 6.66 Ft		
Exercise Room	Main	3.99 M X 4.41 M	13.09 Ft x 14.46 Ft		
Bedroom	Main	2.93 M X 4.41 M	9.61 Ft x 14.46 Ft		
Office	Main	2.21 M X 4.56 M	7.25 Ft x 14.96 Ft		
Primary Bedroom	Main	3.99 M X 4.41 M	13.09 Ft x 14.46 Ft		
Bedroom	Main	2.1 M X 1.86 M	6.88 Ft x 6.10 Ft		
Bedroom	Main	2.13 M X 3.47 M	6.98 Ft x 11.38 Ft		
Bathroom				6	
Bathroom				2	
Bathroom				5	
Bathroom				4	

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