

# Property Client Full

45 Estate Drive, Muskoka Lakes, Ontario P0B 1J0

Listing

**45 Estate Dr Muskoka Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X12352498**

List Price: **\$1,749,000**

**New Listing**



## Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$9,250.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **5**  
 Legal Desc: **PCL 21-1 SEC 35M679; LT 21 PL M679 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **11+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **4(3+1)**  
 Link: **No** SF Range: **3500-5000**  
 Storeys: **2.0** SF Source:  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **98.43** Fronting On: **E**  
 Lot Depth: **0.00**  
 Lot Size Code: **Feet**  
 Zoning: **R4**  
 Dir/Cross St: **Estate Dr & Medora St**

PIN #: **481500077** ARN #: **445304000900103** Contact After Exp: **No**  
 Holdover: **90**  
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Shingle</b>	Utilities:	<b>Hydro, Sewers, Cable Available, Telephone Available</b>
Fam Rm:	<b>Yes</b>	Drive:	<b>Private</b>	Water:	<b>Municipal</b>
Basement:	<b>Yes/Finished W/O, Full</b>	Garage:	<b>Yes</b>	Waterfront Feat:	<b>Dock, Motors Restricted, Stairs to Waterfront</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Waterfront Struc:	
Fireplace Feat:	<b>Natural Gas</b>	Drive Pk Spcs:	<b>2.00</b>	Well Capacity:	
Interior Feat:	<b>Bar Fridge, Countertop Range, Built-In Oven, Primary Bedroom - Main Floor, Propane Tank, Sauna, Sewage Pump, Water Heater</b>	Tot Pk Spcs:	<b>4.00</b>	Well Depth:	
Heat:	<b>Forced Air, Propane</b>	Pool:	<b>None</b>	Sewers:	<b>Municipal</b>
A/C:	<b>Yes/Central Air</b>	Room Size:		Special Desig:	<b>Unknown</b>
Central Vac:	<b>No</b>	Rural Services:		Farm Features:	
Apx Age:	<b>16-30</b>	Security Feat:	<b>Alarm System, Carbon Monoxide Detectors, Smoke Detector</b>	Winterized:	
Elevator:	<b>No/None</b>				
Property Feat:	<b>Golf, Lake Access, Lake/Pond, Waterfront, Wooded/Treed</b>				
Exterior Feat:	<b>Deck</b>				
Roof:	<b>Cedar</b>				
Foundation:	<b>Concrete</b>				
Soil Type:					
Alternate Power:	<b>None</b>				
Water Name:	<b>Marion Lake</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	
Water Struct:		Easements/Restr:	<b>Unknown</b>		
Water Features:	<b>Dock, Motors Restricted, Stairs to Waterfront</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Under Contract:					
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
Shoreline:	<b>Soft Bottom</b>	Shoreline Exposure:			
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Lake</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>

## Remarks/Directions

Client Rmks: **Experience Muskoka living with this beautiful 4-bedroom, 4-bath bungalow situated on 98.43 feet of frontage on Marion Lake. Offering breathtaking views of the calm waters, this property combines comfort, recreation, and convenience in one remarkable package. Inside, the home is designed for both relaxation and entertainment, featuring an indoor gym, private sauna, and a built-in bar perfect for hosting friends and family. The spacious layout provides plenty of natural light, while the two-car garage ensures practicality and storage. Set in a prime Port Carling location, this property sits directly across from the prestigious Port Carling Golf Club, placing world-class recreation right at your doorstep. Just minutes away, you'll find everyday essentials including Foodland, the LCBO, a health clinic, hardware store, and the local post office, making this the perfect balance of privacy and accessibility. Whether its enjoying peaceful lakefront mornings, working out at home, or hitting the greens, this home delivers the ultimate Muskoka lifestyle.**

Rooms

**MLS® #: X12352498**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Mudroom	Main	3.14 M X 2.45 M	10.30 Ft x 8.03 Ft		
Kitchen	Main	5.86 M X 4.86 M	19.22 Ft x 15.94 Ft		
Dining Room	Main	4.64 M X 4.79 M	15.22 Ft x 15.71 Ft		
Living Room	Main	6.09 M X 6.13 M	19.98 Ft x 20.11 Ft		
Primary Bedroom	Main	4.69 M X 8.67 M	15.38 Ft x 28.44 Ft		4 Pc Ensuite, W/I Closet
Bedroom	Lower	4.38 M X 4.71 M	14.37 Ft x 15.45 Ft		
Bedroom	Lower	4.45 M X 4.19 M	14.59 Ft x 13.74 Ft		
Recreation	Lower	6.08 M X 5.94 M	19.94 Ft x 19.48 Ft		
Laundry	Lower	2.93 M X 4.17 M	9.61 Ft x 13.68 Ft		
Utility Room	Lower	4.31 M X 2.79 M	14.14 Ft x 9.15 Ft		
Bedroom	Lower	4.41 M X 6.01 M	14.46 Ft x 19.71 Ft		
Exercise Room	Lower	5.76 M X 4.18 M	18.89 Ft x 13.71 Ft		Sauna
Bathroom				4	
Bathroom				4	
Bathroom				4	
Bathroom				2	