

Property Client Full

1114 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

1114 Road 3200 Gravenhurst

Active / Residential Freehold / Detached

MLS®#: X12359581

List Price: **\$8,795,000**

Price Decrease

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$30,806.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **144**
 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** Builder Name:
 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** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Stucco/Plaster	Utilities: No Gas, Hydro, No Sewers, Telephone Available
Basement: /None	Drive: Private	Water: Well
Fireplace/Stv: Yes	Garage: No	Water Supply Type: Drilled Well
Fireplace Feat: Propane	Gar/Gar Spcs: None/0.0	Water Meter:
Interior Feat: Bar Fridge, Built-In Oven, Primary Bedroom - Main Floor, Water Heater	Drive Pk Spcs: 7.00	Waterfront Feat: Mooring Whips, Boat Lift, Boathouse, Stairs to Waterfront, Boat House, Bunkie
Parking Feat: Private	Tot Pk Spcs: 7.00	Waterfront Struc: Well Capacity:
Heat Source: Other	UFFI: No	Well Depth: Septic Unknown
A/C: Yes/Central Air	Pool: Inground	Sewers: Special Desig:
Central Vac: No	Room Size:	Farm Features: Winterized:
Apx Age: 6-15	Rural Services:	
Laundry Lev: Main	Security Feat: Alarm System, Carbon Monoxide Detectors, Heat Detector, Smoke Detector	
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: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Easement	
Water Struct: Boat House, Bunkie	Dev Charges Paid:	HST App To SP: Included In
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 Exposure: South West	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View:	Lot Shape:	Lot Size Source: MPAC

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

MLS® #: X12359581

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