

Property Client Full

1114 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

1114 Road 3200 Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X13508988**

List Price: **\$8,295,000**

Price Decrease

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$31,224.60/2025** Transaction: **Sale**
 SPIS: **No** DOM
 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**
 Zoning: **RW-6D**
 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: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes /None Yes Propane Bar Fridge, Built-In Oven, Primary Bedroom - Main Floor, Water Heater	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Room Size: Rural Services: Security Feat:	Stucco/Plaster No None/0.0 7.00 7.00 No Inground Alarm System, Carbon Monoxide Detectors, Heat Detector, Smoke Detector	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	No Gas, Hydro, No Sewers, Telephone Available Well Drilled Well Mooring Whips, Boat Lift Boathouse, Stairs to Waterfront Boat House, Bunkie Septic Unknown
Parking Feat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat: Exterior Feat:	Private Other Yes/Central Air No 6-15 Main Golf, Waterfront Hot Tub, Landscape Lighting, Landscaped, Patio	Roof: Foundation: Topography: Soil Type: Alternate Power: Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Flat, Membrane Poured Concrete, Slab Sloping, Terraced Unknown Lake Muskoka Yes Boat House, Bunkie 297.18 Mooring Whips, Boat Lift, Boathouse, Stairs to Waterfront Fees Apply, Private Road Clean, Deep None Private	Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: South West Water View: Direct Lot Shape:	Island YN: No HST App To SP: Included In Channel Name: 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, Inclusion list to follow**

Rooms

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<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	16.47 Ft x 19.85 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 11.06 Ft		
Bedroom	Main	3.12 M X 3.78 M	10.24 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 14.47 Ft		
Powder Room	Main	1.28 M X 2.07 M	4.20 Ft x 6.79 Ft		2 Pc Bath
Laundry	Main	2.66 M X 2.03 M	8.73 Ft x 6.66 Ft		
Exercise Room	Main	3.99 M X 4.41 M	13.09 Ft x 14.47 Ft		
Bedroom	Main	2.93 M X 4.41 M	9.61 Ft x 14.47 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 14.47 Ft		
Bedroom	Main	2.1 M X 1.86 M	6.89 Ft x 6.10 Ft		
Bedroom	Main	2.13 M X 3.47 M	6.99 Ft x 11.38 Ft		
Bathroom				6	
Bathroom				2	
Bathroom				5	
Bathroom				4	