

# 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**

**New Listing**

## Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$30,806.00/2024** 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+: **4(4+0)**  
Assignment: Baths (F+H): **4(3+1)**  
Link: **No** SF Range: **3500-5000**  
Storeys: **1.0** SF Source:  
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**  
Holdover: **90**  
Possession: **TBA**

ARN #: **440202002902200**  
Possession Date:

Contact After Exp: **No**

Kitch Kitch + Island YN: **1 (1+0)**  
Fam Rm: **Yes**  
Basement: **No/None**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Propane**  
Interior Feat: **Bar Fridge, Built-In Oven, Primary Bedroom - Main Floor, Water Heater**  
Heat: **Other Fuel, Other**  
A/C: **Yes/Central Air**  
Central Vac: **No**  
Apex Age: **6-15**  
Property Feat: **Golf, Waterfront**  
Exterior Feat: **Hot Tub, Landscape Lighting, Landscaped, Patio**  
Roof: **Flat, Membrane**  
Foundation: **Poured Concrete, Slab**  
Soil Type:  
Alternate Power: **Unknown**  
Water Name: **Lake Muskoka**  
Waterfront Y/N: **Yes**  
Water Struct: **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**  
Waterfront: **Direct**  
Easements/Restr: **Easement**  
Dev Charges Paid:  
Shoreline Exposure: **South/West**  
Water View: **Direct**  
Lot Shape:

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**  
Waterfront Struct: **Bunkie**  
Well Capacity:  
Well Depth:  
Sewers: **Septic**  
Special Desig: **Unknown**  
Farm Features:  
Winterized:  
Waterfront Frontage (M): **297.18**  
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.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **08/22/2025**

**MLS® #: X12359581**

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

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