

Property Client Full

1064 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

1064 Road 3200 Gravenhurst

Active / Residential Freehold / Detached

MLS®#: X13006682

List Price: **\$4,995,000**

Price Decrease

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$37,852.26/2025** Transaction: **Sale**
 SPIS: **Yes** DOM: **33**
 Legal Desc: **PT LT 26 CON 6 MUSKOKA AS IN DM91858 T/W DM91858; GRAVENHURST; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: Backsplit	Rooms Rooms+: 14+0
Fractional Ownership:	BR BR+: 6(6+0)
Assignment:	Baths (F+H): 5(3+2)
Link: No	SF Range: 5000+
Storeys:	SF Source: Plans
Lot Irreg:	Lot Acres: 2 - 4.99
Lot Front: 540.00	Fronting On: S
Lot Depth: 0.00	Builder Name:
Lot Size Code: Feet	
Zoning: RW-6D	
Dir/Cross St: PARKERS PT ROAD	

PIN #: 481750660	ARN #: 440202002901500	Contact After Exp: No
Holdover: 90		Survey Year/Type: Available
Possession: TBA	Possession Date:	

Kitch Kitch + 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: Yes	Garage: Yes	Water Supply Type: Drilled Well
Basement: Yes/Finished W/O	Gar/Gar Spcs: Detached Garage/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 10.00	Waterfront Feat: Beachfront
Fireplace Feat: Propane, Wood	Tot Pk Spcs: 10.00	Waterfront Struct: Not Applicable
Interior Feat: Built-In Oven, Water Treatment	Pool: None	Well Capacity:
Parking Feat: Circular Drive	Room Size:	Well Depth:
Heat: Water	Rural Services:	Sewers: Septic
Heat Source: Propane	Security Feat:	Special Desig: Unknown
A/C: Yes/Central Air		Farm Features:
Central Vac: No		Winterized:
Laundry Lev: Main		
Property Feat: Golf		
Exterior Feat: Deck		
Roof: Asphalt Shingle		
Foundation: Poured Concrete		
Soil Type:		
Alternate Power: Generator – wired		
Water Name: Lake Muskoka	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Easement, Right of Way	
Water Struct: Not Applicable		
Water Features: Beachfront		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Private Road		
Shoreline: Shallow	Shoreline Exposure: South	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape:	Lot Size Source:

Remarks/Directions

Client Rmks: Nestled on a private 3.2 acre lot with 540 feet of shoreline on Lake Muskoka, this stunning property is built for family, entertaining, and year-round enjoyment. The 6,432 + sq. ft. cottage has 6 bedrooms, 5 bathrooms, and endless space for relaxing. Natural light pours through the wall-to-wall windows, with expansive living areas on both the main and lower levels, the main floor is anchored by a gorgeous stone wood fireplace, while the basement living area features a stone propane fireplace. The kitchen is a chefs dream, with a Sub-Zero fridge/freezer, KitchenAid island cooktop, double oven, and bar fridge. There's even a cigar/TV lounge for cozy nights in. Step outside to a wrap-around patio with a built-in Viking BBQ, perfect for summer nights by the lake. A 3-season sunroom offers a peaceful spot to take in the views. Upstairs, the primary suite is a retreat of its own complete with a fireplace, walk-in closet, private deck, and spa-like ensuite with jacuzzi and glass shower. With a bunkie, two-storey garage, and plenty of privacy, this is more than just a cottage its Muskoka living at its finest.

Inclusions: **All Appliances**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **05/19/2026**

Rooms

MLS®#: X13006682

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.35 M X 4.35 M	14.27 Ft x 14.27 Ft		
Breakfast	Main	3.01 M X 4.22 M	9.87 Ft x 13.84 Ft		
Dining Room	Main	9.31 M X 4.21 M	30.54 Ft x 13.81 Ft		
Family Room	Main	6.17 M X 8.73 M	20.24 Ft x 28.64 Ft		
Living Room	Main	4.55 M X 6 M	14.92 Ft x 19.68 Ft		
Laundry	Main	4.55 M X 4.53 M	14.92 Ft x 14.86 Ft		
Powder Room	Main	1.7 M X 1.8 M	5.57 Ft x 5.90 Ft		2 Pc Bath
Sunroom	Main	6.67 M X 3.09 M	21.88 Ft x 10.13 Ft		
Bedroom	Upper	3.34 M X 4.23 M	10.95 Ft x 13.87 Ft		
Bedroom	Upper	3.64 M X 4.24 M	11.94 Ft x 13.91 Ft		
Bedroom	Upper	4.53 M X 3.09 M	14.86 Ft x 10.13 Ft		
Bedroom	Upper	4.53 M X 3.14 M	14.86 Ft x 10.30 Ft		
Bedroom	Upper	3.81 M X 3.41 M	12.49 Ft x 11.18 Ft		
Primary Bedroom	Upper	4.57 M X 4.96 M	14.99 Ft x 16.27 Ft		5 Pc Ensuite, W/I Closet
Recreation	Basement	9.25 M X 13.07 M	30.34 Ft x 42.88 Ft		
Sitting	Basement	9.18 M X 4.04 M	30.11 Ft x 13.25 Ft		
Other	Basement	6.94 M X 24.35 M	22.76 Ft x 79.88 Ft		
Bathroom				5	
Bathroom				4	
Bathroom				2	

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