

Property Client Full

34-M69A TONDERN Island, Muskoka Lakes, Ontario P0B 1E0

Listing

34-M69A TONDERN Island Muskoka Lakes

Active / Residential Freehold / Other

MLS®#: **X12421569**

List Price: **\$950,000**

New Listing

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)



Tax Amt/Yr: **\$987.11/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT RDAL IN FRONT OF TONDERN ISLAND OR ISLAND B
MONCK CLOSED BY DM23000 AS IN DM164376; S/T
THE INTEREST OF THE MUNICIPALITY; MUSKOKA LAKES**

Style: **Other** Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range: **700-1100**
Storeys: SF Source: **Other**
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **105.00** Fronting On:
Lot Depth: **0.00**
Lot Size Code: **Feet**
Zoning: **OS3**
Dir/Cross St: **Water access - Beaumaris Marnia**

PIN #: ARN #: Contact After Exp: **No**

Holdover: **90**
Possession: **FLEXIBLE**

Possession Date:

Kitch Kitch + **0 (0+)**
Island YN: **Yes**
Interior Feat: **None**
Central Vac: **No**
Property Feat: **Golf**
Roof: **Metal**
Foundation: **Not Applicable**
Soil Type:
Alternate Power: **None**

Exterior: **Wood**
Garage: **No**
Gar/Gar Spcs: **None/0.0**
Drive Pk Spcs: **0.00**
Tot Pk Spcs: **0.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, Hydro Available,
No Sewers, No Telephone**
Water: **None**
Water Meter:
Waterfront Feat: **Boathouse**
Waterfront Struc: **Boat House**
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Lake Muskoka**
Waterfront Y/N: **Yes**
Water Struct: **Boat House**
Water Features: **Boathouse**
Under Contract:
Access To Property: **By Water**
Shoreline: **Natural**
Shoreline Road Allowance: **Owned**
Docking Type: **Private**
View:

Waterfront: **Direct**
Easements/Restr: **Unknown**

Waterfront Frontage (M): **32.00**

Dev Charges Paid:

HST App To SP: **Not Subject to HST**

Shoreline Exposure: **North**

Water View: **Direct**
Lot Shape:

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **A truly rare and exclusive opportunity to own a piece of Beaumaris history on coveted Tondern Island. This remarkable water-access-only boathouse is perched on a prime stretch of shoreline offering the best of both worlds: beautiful eastern views over the lake at sunrise and unrivaled sunset vistas to the west, overlooking the 7th fairway of the Beaumaris Yacht Club. Originally built in the 1940s to house the Edith Anne Steamship, this beautifully preserved heritage boathouse blends historical charm with modern potential. Zoned OS3 (Commercial Open Space), the property allows for a variety of flexible uses including marine storage and service, or even as a private club or personal retreat. Whether you're looking to showcase your boat collection, create a private escape, or invest in a one-of-a-kind waterfront asset, this property is an unparalleled opportunity in Muskoka's most prestigious enclave. A dream for boat enthusiasts and entertainers alike, the boathouse features three oversized slips: Slip 1: 50' x 12'; Slip 2: 52' x 14'8"; Slip 3: 38' x 14'8" Two generous cigar decks, one east-facing and one west-facing, provide the perfect settings to relax and entertain guests, taking full advantage of the all-day sun and panoramic views. The upper level offers substantial storage and could be customized to suit a variety of needs.**

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

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

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