

Property Client Full

77 Hedgewood Lane, Gravenhurst, Ontario P1P 1Z4

Listing

77 Hedgewood Lane Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X12432971**

List Price: **\$624,900**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr: **\$3,661.80/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 2-1 SEC 35M693; LT 2 PL 35M693 MUSKOKA S/T LT238311; S/T RIGHT AS IN LT238311; S/T LT231778; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **7+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Stores: **1.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: < 0.50**
 Lot Front: **55.91** Fronting On:
 Lot Depth: **150.96**
 Lot Size Code: **Acres**
 Zoning: **R-1**
 Dir/Cross St: **Pineridge Gate/Hedgewood L**

PIN #:	481870228	ARN #:	440202000900200	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Vacant Possession				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Gas, Hydro, Sewers, Cable Available, Telephone Available
Fam Rm:	Yes	Garage:	Yes	Water:	Municipal
Basement:	Yes/Full, Unfinished	Gar/Gar Spcs:	Attached Garage/1.0	Water Meter:	
Fireplace/Stv:	No	Drive Pk Spcs:	1.00	Waterfront Feat:	
Interior Feat:	Central Vacuum, Primary Bedroom - Main Floor	Tot Pk Spcs:	2.00	Waterfront Struc:	
Heat:	Forced Air, Gas	Pool:	None	Well Capacity:	
A/C:	Yes/Central Air	Room Size:		Well Depth:	
Central Vac:	Yes	Rural Services:		Sewers:	Municipal
Laundry Lev:	Main	Security Feat:		Special Desig:	Unknown
Retirement:	Yes			Farm Features:	
Property Feat:				Winterized:	
Roof:	Asphalt Shingle				
Foundation:	Concrete				
Topography:	Flat				
Soil Type:					
Waterfront Y/N:	No	Waterfront:		Waterfront Frontage (M):	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP: Included In	
View:		Lot Shape:		Lot Size Source: MPAC	

Remarks/Directions

Client Rmks: **This 1,207 sq. ft. bungalow offers comfortable, one-level living in a welcoming retirement community. The main floor features 2 bedrooms and 2 bathrooms, including a primary suite with a walk-in closet and 4-piece ensuite. You'll also find granite countertops in the kitchen, the convenience of main floor laundry, and inside access to the attached single-car garage. Recent updates include a new furnace (2024) and a new garage door (2025). The bright living space flows easily to the backyard, while the full-height unfinished basement with a large rec area provides plenty of extra room for storage or future finishing. Located within walking distance to Gull Lake, downtown shops, restaurants, and amenities, this home combines comfort with convenience. Pineridge Association fees = \$360/yr**

Inclusions: **All appliances, Light fixtures.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/29/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.93 M X 1.49 M	9.61 Ft x 4.88 Ft		
Breakfast	Main	3.48 M X 2.42 M	11.41 Ft x 7.93 Ft		
Kitchen	Main	2.87 M X 2.95 M	9.41 Ft x 9.67 Ft		
Living Room	Main	3.78 M X 2.72 M	12.40 Ft x 8.92 Ft		
Dining Room	Main	2.93 M X 4.21 M	9.61 Ft x 13.81 Ft		
Sunroom	Main	3.32 M X 3.56 M	10.89 Ft x 11.67 Ft		

Primary Bedroom	Main	3.99 M X 3.79 M	13.09 Ft x 12.43 Ft	
Bedroom	Main	3.65 M X 3.08 M	11.97 Ft x 10.10 Ft	
Other	Lower	8.78 M X 11.98 M	28.80 Ft x 39.30 Ft	
Recreation	Lower	3.1 M X 7.07 M	10.17 Ft x 23.19 Ft	
Bathroom				4
Bathroom				3

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