

Property Client Full

77 Hedgewood Lane, Gravenhurst, Ontario P1P 1Z4

Listing

77 Hedgewood Lane Gravenhurst
Active / Residential Freehold / Detached

MLS®#: X12753034
List Price: \$624,900
New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr:
SPIS:
Legal Desc:

\$3,661.80/2025
No
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

Transaction:
DOM
Sale
0

Style:
Fractional Ownership:
Assignment:
Link:
Storeys:
Lot Irreg:
Lot Front:
Lot Depth:
Lot Size Code:
Zoning:
Dir/Cross St:

Bungalow

No
1.0
55.91
150.96
Acres
R-1
Pineridge Gate/Hedgewood L

Rooms Rooms+:
BR BR+:
Baths (F+H):
SF Range:
SF Source:
Lot Acres:
Fronting On:

7+0
2(2+0)
2(2+0)
1100-1500
Plans
< 0.50
N

PIN #:
Holdover:
Possession:

481870228
90
TBA

ARN #:

Possession Date:

440202000900200

Contact After Exp:

Yes

Kitch Kitch +
Island YN:
Fam Rm:
Basement:
Fireplace/Stv:
Interior Feat:

1 (1+0)

Yes
Yes/Full, Unfinished
No
Central Vacuum, Primary Bedroom - Main Floor

Exterior:
Garage:
Gar/Gar Spcs:
Drive Pk Spcs:
Tot Pk Spcs:
Pool:
Room Size:
Rural Services:
Security Feat:

Vinyl Siding
Yes
Attached Garage/1.0
1.00
2.00
None

Utilities:

Water:
Water Supply Type:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers:
Special Desig:
Farm Features:
Winterized:

Gas, Hydro, Sewers,
Cable Available,
Telephone Available
Municipal

Municipal
Unknown

Heat:
Heat Source:
A/C:
Central Vac:
Laundry Lev:
Retirement:
Property Feat:
Roof:
Foundation:
Topography:
Soil Type:
Waterfront Y/N:
Water Struct:
Under Contract:
View:

Forced Air
Gas
Yes/Central Air
Yes
Main
Yes

Asphalt Shingle
Concrete
Flat
No

Waterfront:
Easements/Restr:
Dev Charges Paid:
Lot Shape:

HST App To SP:
Lot Size Source:

Included In
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: 02/03/2026

Rooms

MLS®#: X12753034

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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