

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

PIN #: **481870228**  
 Holdover: **90**  
 Possession: **TBA**

ARN #: **440202000900200** Contact After Exp: **Yes**  
 Possession Date:

Kitch Kitch + **1 (1+0)**  
 Island YN: **Yes**  
 Fam Rm: **Yes/Full, Unfinished**  
 Basement: **No**  
 Fireplace/Stv: **Central Vacuum, Primary**  
 Interior Feat: **Bedroom - Main Floor**  
 Heat: **Forced Air**  
 Heat Source: **Gas**  
 A/C: **Yes/Central Air**  
 Central Vac: **Yes**  
 Laundry Lev: **Main**  
 Retirement: **Yes**  
 Property Feat: **Asphalt Shingle**  
 Foundation: **Concrete**  
 Topography: **Flat**  
 Soil Type:

Exterior: **Vinyl Siding**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/1.0**  
 Drive Pk Spcs: **1.00**  
 Tot Pk Spcs: **2.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

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

Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 View:

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

HST App To SP: **Included In**  
 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: **02/03/2026**

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			

<b>Kitchen</b>	<b>Main</b>	<b>2.87 M X 2.95 M</b>	<b>9.41 Ft x 9.67 Ft</b>
<b>Living Room</b>	<b>Main</b>	<b>3.78 M X 2.72 M</b>	<b>12.40 Ft x 8.92 Ft</b>
<b>Dining Room</b>	<b>Main</b>	<b>2.93 M X 4.21 M</b>	<b>9.61 Ft x 13.81 Ft</b>
<b>Sunroom</b>	<b>Main</b>	<b>3.32 M X 3.56 M</b>	<b>10.89 Ft x 11.67 Ft</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.99 M X 3.79 M</b>	<b>13.09 Ft x 12.43 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>3.65 M X 3.08 M</b>	<b>11.97 Ft x 10.10 Ft</b>
<b>Other</b>	<b>Lower</b>	<b>8.78 M X 11.98 M</b>	<b>28.80 Ft x 39.30 Ft</b>
<b>Recreation</b>	<b>Lower</b>	<b>3.1 M X 7.07 M</b>	<b>10.17 Ft x 23.19 Ft</b>

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