

**Property Client Full**

**1184 MORTIMER'S POINT Road Unit #9, Muskoka Lakes, Ontario P0B**

**1J0**

Listing

**1184 MORTIMER'S POINT Rd #9 Muskoka Lakes**

**Active / Residential Freehold / Detached**

**MLS®#: X13001026**

List Price: **\$4,999,999**

**Price Decrease**

**Muskoka/Muskoka Lakes/Medora**



Tax Amt/Yr: **\$12,300.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **23**  
 Legal Desc: **PCL 28159 SEC MUSKOKA; PT LT 21 CON G MEDORA PT 5 BR92 T/W PT 13 BR92 AS IN LT95193 SAVING, EXCEPTING & RESERVING A RIGHT OF WAY FOR ROAD DEVIATION AS SET FORTH IN BY-LAW 66 OF THE TOWNSHIP OF MEDORA AND WOOD S/T LT56904; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **1 1/2 Storey** Rooms Rooms+: **13+6**  
 Fractional Ownership: BR BR+: **5(4+1)**  
 Assignment: Baths (F+H): **6(5+1)**  
 Link: **No** SF Range: **2500-3000**  
 Storeys: **1.5** SF Source: **Other**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **200.00** Fronting On: **E**  
 Lot Depth: **0.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **WR1**  
 Dir/Cross St: **Take Hwy 169 to Mortimer's Point Rd, follow to 1184 "Clarkson Lane", follow #s to #9**

PIN #: **481550184** ARN #: **445306002404800** Contact After Exp: **No**  
 Holdover: **90** Survey Year/Type: **1968/Available**  
 Possession: **TBA** Possession Date:

|  |  |   |
|--|--|---|
| Kitch Kitch + <b>1 (1+0)</b>                             | Exterior: <b>Wood</b>                          | Utilities: <b>Hydro, Telephone</b>                |
| Fam Rm: <b>Yes</b>                                       | Garage: <b>Yes</b>                             | Water: <b>Other</b>                               |
| Basement: <b>Yes/Finished, Walk Out</b>                  | Gar/Gar Spcs: <b>Attached Garage/2.0</b>       | Water Supply Type: <b>Lake/River</b>              |
| Fireplace/Stv: <b>Yes</b>                                | Drive Pk Spcs: <b>8.00</b>                     | Water Meter:                                      |
| Interior Feat: <b>Other, Water Heater</b>                | Tot Pk Spcs: <b>10.00</b>                      | Waterfront Feat: <b>Dock</b>                      |
|  | Pool: <b>None</b>                              | Waterfront Struc: <b>Wet Boathouse-Multi</b>      |
| Parking Feat: <b>Other, Private</b>                      | Room Size:                                     | Well Capacity:                                    |
| Heat: <b>Forced Air</b>                                  | Rural Services: <b>Cell Services, Internet</b> | Well Depth:                                       |
| Heat Source: <b>Propane</b>                              | <b>Other, Recycling</b>                        | Sewers: <b>Septic</b>                             |
| A/C: <b>Yes/Central Air</b>                              | <b>Pckup</b>                                   | Special Desig: <b>Unknown</b>                     |
| Central Vac: <b>No</b>                                   | Security Feat: <b>Alarm System, Carbon</b>     | Farm Features:                                    |
| Apx Age: <b>6-15</b>                                     | <b>Monoxide Detectors</b>                      | Winterized: <b>Fully</b>                          |
| Laundry Lev: <b>Main</b>                                 |  |   |
| Property Feat:   |  |   |
| Roof: <b>Asphalt Shingle</b>                             |  |   |
| Foundation: <b>Block, Insulated Concrete</b>             |  |   |
|  |  |   |
| Topography: <b>Sloping, Terraced, Wooded/Treed</b>       |  |   |
| Soil Type:   |  |   |
| Alternate Power: <b>Generator - wired</b>                |  |   |
| Water Name: <b>Lake Muskoka</b>                          | Waterfront: <b>Direct</b>                      | Island YN: <b>No</b>                              |
| Waterfront Y/N: <b>Yes</b>                               | Easements/Restr: <b>Right of Way</b>           |   |
| Water Struct: <b>Wet Boathouse-Multi</b>                 |  |   |
| Water Features: <b>Dock</b>                              |  |   |
| Under Contract:  | Dev Charges Paid:                              | HST App To SP: <b>In Addition To, Included In</b> |
| Access To Property: <b>Private Road, R.O.W. (Deeded)</b> |  |   |
| Shoreline: <b>Deep, Natural, Rocky</b>                   | Shoreline Exposure: <b>East</b>                |   |
| Shoreline Road Allowance: <b>Owned</b>                   |  |   |
| Docking Type: <b>Private</b>                             | Water View: <b>Direct</b>                      | Channel Name:                                     |
| View: <b>Water</b>                                       | Lot Shape:                                     | Lot Size Source: <b>GeoWarehouse</b>              |

**Remarks/Directions**

Client Rmks: **This 3800+ sq ft, 1.5 storey Modern Farmhouse features 4 + 1 Bedrooms, a den, 6 baths, 3 separate living areas, a main floor master with walkout to a private deck, attached 2-car garage, and a large sunroom off the main floor living room. Enjoy both wood-burning and gas fireplaces, as well as a single-storey, two-slip boathouse with glass garage doors opening to a covered entertainment area. This successful rental property boasts spectacular attention to detail throughout, including custom millwork, a gorgeous kitchen featuring oak detailing, MDF shiplap walls, and a beautiful mix of oak hardwood and tile. Fully landscaped with various outdoor seating areas to take in long views down Lake Muskoka, the east-facing shoreline offers deep water off the dock perfect for swimming and boating.**

Inclusions: **Refrigerator, Stove, Dishwasher, Washer, Dryer**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/08/2026**

Rooms

**MLS®#: X13001026**

| <u>Room</u>     | <u>Level</u> | <u>Dimensions (Metric)</u> | <u>Dimensions (Imperial)</u> | <u>Bathroom Pieces</u> | <u>Features</u> |
|-----------------|--------------|----------------------------|------------------------------|------------------------|-----------------|
| Foyer           | Main         | 2.24 M X 3.05 M            | 7.34 Ft x 10.00 Ft           |                        |                 |
| Mudroom         | Main         | 3 M X 3.81 M               | 9.84 Ft x 12.49 Ft           |                        |                 |
| Laundry         | Main         | 1.9 M X 5.15 M             | 6.23 Ft x 16.89 Ft           |                        |                 |
| Powder Room     | Main         | 1.5 M X 1.48 M             | 4.92 Ft x 4.85 Ft            |                        | 2 Pc Bath       |
| Bedroom         | Main         | 6.43 M X 4.81 M            | 21.09 Ft x 15.78 Ft          |                        |                 |
| Dining Room     | Main         | 5.02 M X 2.81 M            | 16.46 Ft x 9.21 Ft           |                        |                 |
| Kitchen         | Main         | 4.4 M X 3.07 M             | 14.43 Ft x 10.07 Ft          |                        |                 |
| Living Room     | Main         | 6.85 M X 4.99 M            | 22.47 Ft x 16.37 Ft          |                        |                 |
| Sunroom         | Main         | 3.84 M X 5.24 M            | 12.59 Ft x 17.19 Ft          |                        |                 |
| Family Room     | Lower        | 4.53 M X 5.74 M            | 14.86 Ft x 18.83 Ft          |                        |                 |
| Bedroom         | Lower        | 3.94 M X 2.6 M             | 12.92 Ft x 8.53 Ft           |                        |                 |
| Den             | Lower        | 4.53 M X 2.7 M             | 14.86 Ft x 8.85 Ft           |                        |                 |
| Primary Bedroom | Second       | 6.48 M X 5.82 M            | 21.25 Ft x 19.09 Ft          |                        | 4 Pc Ensuite    |
| Bedroom         | Second       | 3.33 M X 3.78 M            | 10.92 Ft x 12.40 Ft          |                        | W/I Closet      |
| Bedroom         | Second       | 4.81 M X 3.78 M            | 15.78 Ft x 12.40 Ft          |                        |                 |
| Bathroom        | Main         |                            |                              | 3                      |                 |
| Bathroom        | Main         |                            |                              | 2                      |                 |
| Bathroom        | Second       |                            |                              | 4                      |                 |
| Bathroom        | Second       |                            |                              | 3                      |                 |
| Bathroom        | Lower        |                            |                              | 3                      |                 |

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