

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®#: **X12389383**
 List Price: **\$5,495,000**
New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$12,300.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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:
 Storeys: **1.5** SF Source: **Other**
 Lot Front: **200.00** Fronting On:
 Lot Depth: **0.00**
 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**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: No	Exterior: Wood	Utilities: Hydro, Telephone
Fam Rm: Yes	Garage: Yes	Water: Other
Basement: Yes/Finished, Walk Out	Gar/Gar Spcs: Attached Garage/2.0	Water Supply Type: Lake/River
Fireplace/Stv: Yes	Drive Pk Spcs: 8.00	Water Meter:
Interior Feat: Other, Water Heater Owned	Tot Pk Spcs: 10.00	Waterfront Feat: Dock
Heat: Forced Air, Propane	Pool: None	Waterfront Struc: Wet Boathouse-Multi
A/C: Yes/Central Air	Room Size:	Well Capacity:
Central Vac: No	Rural Services: Cell Services, Internet	Well Depth:
Apx Age: 6-15	Security Feat: Other, Recycling	Sewers: Septic
Laundry Lev: Main	Pckup	Special Desig: Unknown
Property Feat:	Alarm System, Carbon Monoxide Detectors	Farm Features:
Roof: Asphalt Shingle		Winterized: Fully
Foundation: Block, Insulated Concrete Form		
Topography: Sloping, Terraced, Wooded/Treed		
Soil Type:		
Alternate Power: Unknown		
Water Name: Lake Muskoka	Waterfront: Direct	Waterfront Frontage (M): 60.96
Waterfront Y/N: Yes	Easements/Restr: Right of Way	
Water Struct: Wet Boathouse-Multi		
Water Features: Dock		
Under Contract: Propane Tank	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Private Road, R.O.W. (Deeded)	Shoreline Exposure: East	
Shoreline: Deep, Natural, Rocky		
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Water	Lot Shape:	Lot Size Source: GeoWarehouse

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**

Rooms

MLS® #: X12389383

<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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