

## Property Client Full

# Parkers Point Road, Gravenhurst, Ontario P1P 1R2

Listing

**0 Parkers Point Rd Gravenhurst**

**Active / Residential Freehold / Vacant Land**

MLS®#: **X12413231**

List Price: **\$795,000**

**New Listing**

### Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$3,139.28/2024** Transaction: **Sale**  
SPIS: **Yes** DOM: **0**  
Legal Desc: **PT LT 27 CON 6 MUSKOKA AS IN DM203161 S/T DM203161; GRAVENHURST; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: Rooms Rooms+: **+0**  
Fractional Ownership: BR BR+: **0(+0)**  
Assignment: Baths (F+H): **0(0+0)**  
Link: SF Range:  
Storeys: SF Source:  
Lot Front: **260.00** Fronting On:  
Lot Depth: **0.00**  
Lot Size Code: **Feet**  
Zoning: **RU, RW-6D**  
Dir/Cross St: **HWY 169 & Road 3200**

PIN #: **481750659**  
Holdover: **90**  
Possession: **TBA**

ARN #: **440202002901300**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **0 (0+)**  
Island YN:  
Central Vac: **No**  
Property Feat: **Golf**  
Soil Type:  
Alternate Power: **None**

Garage:  
Room Size:  
Rural Services:  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, Telephone Available**

Water Meter:  
Waterfront Feat: **Not Applicable**  
Waterfront Struc: **Not Applicable**  
Well Capacity:  
Well Depth:  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Water Name: **Lake Muskoka**  
Waterfront Y/N: **Yes**  
Water Struct: **Not Applicable**  
Water Features: **Not Applicable**  
Under Contract:  
Access To Property: **Private Road**  
Shoreline: **Natural**  
Shoreline Road Allowance: **None**  
Docking Type: **None**  
View:

Waterfront: **Direct**  
Easements/Restr: **Easement, Right of Way**

Waterfront Frontage (M):

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South**

Water View: **Direct**  
Lot Shape:

Channel Name:  
Lot Size Source: **GeoWarehouse**

### Remarks/Directions

Client Rmks: **Experience 41.5 acres of Muskoka serenity on Lake Muskoka. With 260 feet of pristine water frontage, this property offers a perfect balance of lush forest, open space, and natural beauty. Towering trees create a private, peaceful setting, while hydro services are available for convenience. Ideal for enjoying the lake, exploring nature, and embracing the Muskoka lifestyle.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/18/2025**