

# Property Client Full

1064 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

**1064 Road 3200 Gravenhurst**

**Active / Residential Freehold / Detached**

MLS®#: **X12413296**

List Price: **\$5,995,000**

**New Listing**

## Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$37,852.26/2024** Transaction: **Sale**  
SPIS: **Yes** DOM: **0**  
Legal Desc: **PT LT 26 CON 6 MUSKOKA AS IN DM91858 T/W DM91858; GRAVENHURST; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Backsplit** Rooms Rooms+: **14+0**  
Fractional Ownership: **BR BR+: 6(6+0)**  
Assignment: **Baths (F+H): 5(3+2)**  
Link: **No** SF Range: **5000+**  
Storeys: **SF Source: Plans**  
Lot Irreg: **Lot Acres: 2 - 4.99**  
Lot Front: **540.00** Fronting On:  
Lot Depth: **0.00**  
Lot Size Code: **Feet**  
Zoning: **RW-6D**  
Dir/Cross St: **PARKERS PT ROAD**

PIN #: **481750660** ARN #: **440202002901500** Contact After Exp: **No**  
Holdover: **90**  
Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Water: <b>Well</b>
Fam Rm: <b>Yes</b>	Garage: <b>Yes</b>	Water Supply Type: <b>Drilled Well</b>
Basement: <b>Yes/Finished W/O</b>	Gar/Gar Spcs: <b>Detached Garage/0.0</b>	Water Meter: <b>Waterfront Feat: Beachfront</b>
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>10.00</b>	Waterfront Struc: <b>Not Applicable</b>
Fireplace Feat: <b>Propane, Wood</b>	Tot Pk Spcs: <b>10.00</b>	Well Capacity: <b>Well Depth:</b>
Interior Feat: <b>Built-In Oven, Water Treatment</b>	Pool: <b>None</b>	Well Depth: <b>Sewers: Septic</b>
Parking Feat: <b>Circular Drive</b>	Room Size: <b>Rural Services:</b>	Special Desig: <b>Unknown</b>
Heat: <b>Propane, Water</b>	Security Feat:	Farm Features: <b>Winterized:</b>
A/C: <b>Yes/Central Air</b>		
Central Vac: <b>No</b>		
Laundry Lev: <b>Main</b>		
Property Feat: <b>Golf</b>		
Exterior Feat: <b>Deck</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Poured Concrete</b>		
Soil Type: <b>Generator - wired</b>		
Water Name: <b>Lake Muskoka</b>	Waterfront: <b>Direct</b>	Waterfront Frontage (M):
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Easement, Right of Way</b>	
Water Struct: <b>Not Applicable</b>		
Water Features: <b>Beachfront</b>		
Under Contract: <b>Propane Tank</b>	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Private Road</b>		
Shoreline: <b>Shallow</b>	Shoreline Exposure: <b>South</b>	
Shoreline Road Allowance: <b>None</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake</b>	Lot Shape:	Lot Size Source:

### Remarks/Directions

Client Rmks: **Nestled on a private 3.2 acre lot with 540 feet of shoreline on Lake Muskoka, this stunning property is built for family, entertaining, and year-round enjoyment. The 6,432 + sq. ft. cottage has 6 bedrooms, 5 bathrooms, and endless space for relaxing. Natural light pours through the wall-to-wall windows, with expansive living areas on both the main and lower levels, the main floor is anchored by a gorgeous stone wood fireplace, while the basement living area features a stone propane fireplace. The kitchen is a chefs dream, with a Sub-Zero fridge/freezer, KitchenAid island cooktop, double oven, and bar fridge. Theres even a cigar/TV lounge for cozy nights in. Step outside to a wrap-around patio with a built-in Viking BBQ, perfect for summer nights by the lake. A 3-season sunroom offers a peaceful spot to take in the views. Upstairs, the primary suite is a retreat of its own complete with a fireplace, walk-in closet, private deck, and spa-like ensuite with jacuzzi and glass shower. With a bunkie, two-storey garage, and plenty of privacy, this is more than just a cottage its Muskoka living at its finest.**

Inclusions: **All Appliances**

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

Prepared By: **MYAN MCLEAN, Administrator**

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

Rooms

**MLS® #: X12413296**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.35 M X 4.35 M	14.27 Ft x 14.27 Ft		
Breakfast	Main	3.01 M X 4.22 M	9.87 Ft x 13.84 Ft		
Dining Room	Main	9.31 M X 4.21 M	30.54 Ft x 13.81 Ft		
Family Room	Main	6.17 M X 8.73 M	20.24 Ft x 28.64 Ft		
Living Room	Main	4.55 M X 6 M	14.92 Ft x 19.68 Ft		
Laundry	Main	4.55 M X 4.53 M	14.92 Ft x 14.86 Ft		
Powder Room	Main	1.7 M X 1.8 M	5.57 Ft x 5.90 Ft		2 Pc Bath
Sunroom	Main	6.67 M X 3.09 M	21.88 Ft x 10.13 Ft		
Bedroom	Upper	3.34 M X 4.23 M	10.95 Ft x 13.87 Ft		
Bedroom	Upper	3.64 M X 4.24 M	11.94 Ft x 13.91 Ft		
Bedroom	Upper	4.53 M X 3.09 M	14.86 Ft x 10.13 Ft		
Bedroom	Upper	4.53 M X 3.14 M	14.86 Ft x 10.30 Ft		
Bedroom	Upper	3.81 M X 3.41 M	12.49 Ft x 11.18 Ft		
Primary Bedroom	Upper	4.57 M X 4.96 M	14.99 Ft x 16.27 Ft		5 Pc Ensuite, W/I Closet
Recreation	Basement	9.25 M X 13.07 M	30.34 Ft x 42.88 Ft		
Sitting	Basement	9.18 M X 4.04 M	30.11 Ft x 13.25 Ft		
Other	Basement	6.94 M X 24.35 M	22.76 Ft x 79.88 Ft		
Bathroom				5	
Bathroom				4	
Bathroom				2	

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