

Property Client Full

1064 Road 3200 & 0 Parkers Point Road, Gravenhurst, Ontario P1P 1R2

Listing

1064 Road 3200 & 0 Parkers Point Road Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X12413316**

List Price: **\$6,595,000**

New Listing

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$37,852.26/2024** Transaction: **Sale**
SPIS: **Yes** DOM: **0**
Legal Desc: **See Schedule B**

Style: **Backsplit** Rooms Rooms+: **14+0**
Fractional Ownership: **BR BR+: 6(6+0)**
Assignment: **Baths (F+H): 4(2+2)**
Link: **No** SF Range: **5000+**
Stores: **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 Point Road / Hwy 169**

PIN #: **481750660**
Holdover: **90**
Possession: **TBA**

ARN #: **440202002901500** Contact After Exp: **No**
Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: Yes	Garage: Yes	Water Supply Type: Drilled Well
Basement: Yes/Finished W/O	Gar/Gar Spcs: Detached Garage/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 10.00	Waterfront Feat: Beachfront
Fireplace Feat: Propane	Tot Pk Spcs: 10.00	Waterfront Struc: Not Applicable
Interior Feat: Built-In Oven, Water Treatment	Pool: None	Well Capacity:
Heat: Propane, Water	Room Size:	Well Depth:
A/C: Yes/Central Air	Rural Services:	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Property Feat: Golf		Farm Features:
Exterior Feat: Deck		Winterized:
Roof: Asphalt Shingle		
Foundation: Poured Concrete		
Soil Type:		
Alternate Power: Generator – wired		
Water Name: Lake Muskoka		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 164.60
Water Struc: Not Applicable	Easements/Restr: Easement, Right of Way	
Water Features: Beachfront		
Under Contract: Propane Tank	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Private Road		
Shoreline: Shallow	Shoreline Exposure: South	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape:	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Experience the ultimate Muskoka lifestyle with this rare offering: a stunning 6,432 sq. ft. cottage on 3.2 acres with 540 feet of shoreline, combined with an exceptional 41.5-acre lot in Gravenhurst featuring 260 feet of water frontage. This unique package offers privacy, space, and endless possibilities for family living, entertaining, and year-round enjoyment. The main cottage boasts 6 bedrooms, 5 bathrooms, and sun-soaked open living areas on both 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 chef's kitchen features a Sub-Zero fridge/freezer, KitchenAid island cooktop, double oven, and bar fridge, while a cozy cigar/TV lounge provides a perfect spot for relaxing. Step outside to a wrap-around patio with a built-in Viking BBQ or unwind in the 3-season sunroom with breathtaking lake views. The primary suite is a private retreat, complete with fireplace, walk-in closet, private deck, and spa-like ensuite with jacuzzi and glass shower. Additional features include a bunkie, two-storey garage, and ultimate privacy. Adjacent, the 41 acre lot 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.**

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® #: X12413316

<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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