

Property Client Full

1055 Chown Road, Muskoka Lakes, Ontario P0C 1H0

Listing

1055 Chown Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X12434517**

List Price: **\$7,250,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$14,234.93/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PCL 13662 SEC MUSKOKA; LT 6-7 PL M259 MEDORA; BLK A PL M259 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **8+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **3(2+1)**
Link: **No** SF Range: **2500-3000**
Storeys: **2.0** SF Source: **Plans**
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **220.00** Fronting On:
Lot Depth: **0.00**
Lot Size Code: **Feet**
Dir/Cross St: **Lake Joseph Rd**

PIN #: **481450060**
Holdover: **60**
Possession: **TBA**

ARN #: **445304000802800**
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**
Island YN:
Fam Rm: **Yes**
Basement: **/None**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood**
Interior Feat: **Air Exchanger, Auto Garage Door Remote, Bar Fridge, Central Vacuum, Floor Drain, On Demand Water Heater, Primary Bedroom - Main Floor, Separate Heating Controls, Water Treatment**
Parking Feat: **Private Double**
Heat: **Forced Air, Woodburning**
A/C: **Yes/Central Air**
Central Vac: **Yes**
Apx Age: **6-15**
Laundry Lev: **Main**
Property Feat: **Lake Access, Marina, Waterfront, Wooded/Treed**
Exterior Feat: **Deck, Landscape Lighting, Landscaped, Year Round Living**
Roof: **Asphalt Shingle, Cedar**
Foundation: **Slab**
Soil Type:

Exterior: **Wood**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **8.00**
Tot Pk Spcs: **10.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat: **Alarm System**

Utilities: **Hydro, Cable Available, Telephone Available**
Water: **Other**
Water Meter:
Waterfront Feat: **Boat Lift, Boathouse, Dock**
Waterfront Struc: **Boat House, Double Slips, Bunkie**
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Alternate Power: **Generator - wired**
Water Name: **Lake Joseph**
Waterfront Y/N: **Yes**
Water Struct: **Boat House, Double Slips, Bunkie**
Water Features: **Boat Lift, Boathouse, Dock**
Under Contract:
Access To Property: **Yr Rnd Muncipal Rd**
Shoreline: **Clean, Deep, Shallow**
Shoreline Road Allowance: **None**
Docking Type: **Private**
View: **Lake**

Waterfront: **Direct**
Easements/Restr: **Unknown**
Dev Charges Paid:
Shoreline Exposure: **North**
Water View: **Direct**
Lot Shape:

Waterfront Frontage (M): **67.05**

HST App To SP: **Not Subject to HST**

Channel Name:
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Welcome to your dream Muskoka retreat on the highly sought-after shores of Lake Joseph. This beautifully appointed 3-bedroom, 2.5-bathroom cottage combines timeless charm with modern updates and a layout designed for effortless family living and entertaining. At the heart of the cottage is an open-concept great room, dining area, and a newly updated Chervin kitchen, all anchored by a stunning 2-sided wood-burning fireplace that also warms the adjacent Muskoka room perfect for enjoying the outdoors year-round. The cottage is ideally positioned close to the waters edge, offering seamless access to every corner of the property. Extensive landscaping creates natural flow from the main cottage to the 2-slip boathouse, complete with an upper-level rooftop deck, generous dock space, and room to relax or entertain under the summer sun. Additional accommodations include a spacious 2-bedroom bunkie, featuring one king-sized**

suite and a second bedroom with custom built-in bunk beds plus a queen bed, a 3-piece bathroom, and a convenient kitchenette comfortably sleeping up to six guests. A 2-car garage protects your toys with ample storage above. Enjoy long lake views, privacy, and a thoughtfully designed layout that ensures easy connection between the cottage, boathouse, bunkie, and garage all just steps apart. Conveniently located just off Highway 400, this property offers easy access from the GTA, making weekend escapes or extended stays a breeze.

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**
Prepared By: **MYAN MCLEAN, Administrator** Date Prepared: **09/30/2025**

Rooms

MLS® #: X12434517

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.23 M X 3.09 M	7.31 Ft x 10.13 Ft		
Powder Room	Main	1.02 M X 2.88 M	3.34 Ft x 9.44 Ft		2 Pc Bath
Kitchen	Main	7.88 M X 2.77 M	25.85 Ft x 9.08 Ft		
Living Room	Main	5.88 M X 5.55 M	19.29 Ft x 18.20 Ft		
Dining Room	Main	3.78 M X 4.01 M	12.40 Ft x 13.15 Ft		
Sunroom	Main	5.68 M X 5.25 M	18.63 Ft x 17.22 Ft		
Bedroom	Main	4.62 M X 4.06 M	15.15 Ft x 13.32 Ft		
Other	Main	3.94 M X 3.39 M	12.92 Ft x 11.12 Ft		W/I Closet
Primary Bedroom	Upper	5.04 M X 4.09 M	16.53 Ft x 13.41 Ft		5 Pc Ensuite
Bedroom	Upper	3.94 M X 3.32 M	12.92 Ft x 10.89 Ft		
Bathroom				5	
Bathroom				3	
Bathroom				2	