

Property Client Full

1064 Road 3200, Gravenhurst, Ontario P1P 1R2

Listing

1064 Road 3200 Gravenhurst

Active / Residential Freehold / Detached

MLS®#: X13006682

List Price: \$5,395,000

Muskoka/Gravenhurst/Muskoka (S)



Tax Amt/Yr: **\$37,852.26/2025** 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:	S
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 Date:			
Possession:	TBA				

Kitch Kitch +	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, Wood	Tot Pk Spcs:	10.00	Waterfront Struct:	Not Applicable
Interior Feat:	Built-In Oven, Water Treatment	Pool:	None	Well Capacity:	
Parking Feat:	Circular Drive	Room Size:		Well Depth:	
Heat:	Water	Rural Services:		Sewers:	Septic
Heat Source:	Propane	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Central Air			Farm Features:	
Central Vac:	No			Winterized:	
Laundry Lev:	Main				
Property Feat:	Golf	Waterfront:	Direct	Island YN:	No
Exterior Feat:	Deck	Easements/Restr:	Easement, Right of Way		
Roof:	Asphalt Shingle	Dev Charges Paid:		HST App To SP:	Included In
Foundation:	Poured Concrete	Shoreline Exposure:	South		
Soil Type:		Water View:	Direct	Channel Name:	
Alternate Power:	Generator - wired	Lot Shape:		Lot Size Source:	
Water Name:	Lake Muskoka				
Waterfront Y/N:	Yes				
Water Struct:	Not Applicable				
Water Features:	Beachfront				
Under Contract:					
Access To Property:	Private Road				
Shoreline:	Shallow				
Shoreline Road Allowance:	None				
Docking Type:	Private				
View:	Lake				

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: 04/16/2026

Rooms

MLS®#: X13006682

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bathroom				5	
Bathroom				4	
Bathroom				2	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026