

**Property Client Full**

**34-M69A TONDERN Island, Muskoka Lakes, Ontario P0B 1E0**

Listing

**34-M69A TONDERN Island Muskoka Lakes**  
**Active / Residential Freehold / Other**

**MLS®#: X13121356**  
**List Price: \$950,000**

**New Listing**

**Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)**



Tax Amt/Yr: **\$987.11/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0/0**  
 Legal Desc: **PT RDAL IN FRONT OF TONDERN ISLAND OR ISLAND B MONCK CLOSED BY DM23000 AS IN DM164376; S/T THE INTEREST OF THE MUNICIPALITY; MUSKOKA LAKES**

Style: **Other** Rooms Rooms+: **+0**  
 Fractional Ownership: BR BR+: **0(+0)**  
 Assignment: Baths (F+H): **0(0+0)**  
 Link: SF Range: **700-1100**  
 Stores: SF Source: **Other**  
 Lot Irreg: Lot Acres: **< 0.50**  
 Lot Front: **105.00** Fronting On: **N**  
 Lot Depth: **0.00** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **OS3**  
 Dir/Cross St: **Water access - Beaumaris Marnia**

PIN #: ARN #: Contact After Exp: **No**  
 Holdover: **90** Survey Year/Type: **Available**  
 Possession: **TBA** Possession Date:

Kitch Kitch + <b>0 (0+)</b>	Exterior: <b>Wood</b>	Utilities: <b>No Gas, Hydro Available</b>
Interior Feat: <b>None</b>	Garage: <b>No</b>	<b>No Sewers, No Telephor</b>
Heat Source:	Gar/Gar Spcs: <b>None/0.0</b>	<b>None</b>
Central Vac: <b>No</b>	Drive Pk Spcs: <b>0.00</b>	Water:
Property Feat: <b>Golf</b>	Tot Pk Spcs: <b>0.00</b>	Water Supply Type:
Roof: <b>Metal</b>	Pool: <b>None</b>	Water Meter:
Foundation: <b>Not Applicable</b>	Room Size:	Waterfront Feat: <b>Boathouse</b>
Soil Type:	Rural Services:	Waterfront Struct: <b>Boat House</b>
Alternate Power: <b>None</b>	Security Feat:	Well Capacity:
		Well Depth:
		Sewers: <b>None</b>
		Special Desig: <b>Unknown</b>
		Farm Features:
		Winterized:

Water Name: <b>Lake Muskoka</b>	Waterfront: <b>Direct</b>	Island YN: <b>Yes</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Unknown</b>	
Water Struct: <b>Boat House</b>		
Water Features: <b>Boathouse</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Not Subject to HST</b>
Access To Property: <b>By Water</b>		
Shoreline: <b>Natural</b>	Shoreline Exposure: <b>North</b>	
Shoreline Road Allowance: <b>Owned</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View:	Lot Shape:	Lot Size Source: <b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **A truly rare and exclusive opportunity to own a piece of Beaumaris history on coveted Tondern Island. This remarkable water-access-only boathouse is perched on a prime stretch of shoreline offering the best of both worlds: beautiful eastern views over the lake at sunrise and unrivaled sunset vistas to the west, overlooking the 7th fairway of the Beaumaris Yacht Club. Originally built in the 1940s to house the Edith Anne Steamship, this beautifully preserved heritage boathouse blends historical charm with modern potential. Zoned OS3 (Commercial Open Space), the property allows for a variety of flexible uses including marine storage and service, or even as a private club or personal retreat. Whether you're looking to showcase your boat collection, create a private escape, or invest in a one-of-a-kind waterfront asset, this property is an unparalleled opportunity in Muskoka's most prestigious enclave. A dream for boat enthusiasts and entertainers alike, the boathouse features three oversized slips: Slip 1: 50' x 12'; Slip 2: 52' x 14'8"; Slip 3: 38' x 14'8" Two generous cigar decks, one east-facing and one west-facing, provide the perfect settings to relax and entertain guests, taking full advantage of the all-day sun and panoramic views. The upper level offers substantial storage and could be customized to suit a variety of needs.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/13/2026**