

Property Client Full

1172 Wilkinson Road, Dysart, Ontario P1L 0A3

Listing

1172 Wilkinson Rd Dysart

Active / Residential Freehold / Detached

MLS®#: X12493188

List Price: **\$2,239,000**

Haliburton/Dysart et al/Dysart



Tax Amt/Yr: **\$5,738.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **32**
 Legal Desc: **LT 12 PL 367; S/T H8429; DYSART ET AL**

Style: **1 1/2 Storey** Rooms Rooms+: **7+0**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.5** SF Source: **Other**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **97.82** Fronting On: **N**
 Lot Depth: **235.77**
 Lot Size Code: **Feet**
 Zoning: **WR4**
 Dir/Cross St: **Kennisis Rd and Wilkinson Rd**

PIN #: **392600208** ARN #: **462406000028300** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Immediate** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) Yes	Exterior:	Hardboard	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone
Basement:	Yes/Finished W/O, Full, Separate Entrance	Garage:	Yes	Water:	Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	Detached Garage/2.0	Water Supply Type:	Drilled Well
Fireplace Feat:	Propane	Drive Pk Spcs:	6.00	Water Delivery Feat:	UV System
Interior Feat:	Air Exchanger, Auto Garage Door Remote, In-Law Capability, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Purifier, Water Treatment	Tot Pk Spcs:	8.00	Water Meter:	
Parking Feat:	Front Yard Parking	Pool:	None	Waterfront Feat:	Dock, Marina Services, Winterized
Heat:	Forced Air	Room Size:		Waterfront Struc:	Not Applicable
Heat Source:	Propane	Rural Services:	Cell Services	Well Capacity:	
A/C:	Yes/Central Air	Security Feat:	Alarm System, Carbon Monoxide Detectors, Smoke Detector	Well Depth:	
Central Vac:	No			Sewers:	Septic
Apx Age:	New			Special Desig:	Unknown
Elevator:	No/			Farm Features:	
Laundry Lev:	Lower			Winterized:	
Property Feat:	Golf, Hospital, Lake Access, Library, Marina, Place of Worship				
Exterior Feat:	Deck, Fishing, Landscaped, Porch, Privacy, Recreational Area, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete				
Topography:	Dry				
Soil Type:					
Alternate Power:	None				
Water Name:	Kennisis Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struct:	Not Applicable				
Water Features:	Dock, Marina Services, Winterized				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd, Municipal Road				
Shoreline:	Clean, Hard Bottom, Rocky	Shoreline Exposure:	North West		
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake, Trees/Woods	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to your dream retreat on crystal-clear Kennisis Lake, where modern luxury meets timeless cottage charm. This brand-new, turn-key 3+1 bedroom waterfront cottage offers the perfect blend of comfort, sophistication, and family-friendly design - ready for you to move in and start making memories today. Step inside to discover top-of-the-line finishes, thoughtful craftsmanship, and a bright, open-concept layout filled with panoramic lake views. The kitchen features premium appliances and contemporary countertops, flowing seamlessly into the great room where a wall of windows captures the majestic Canadian Shield shoreline and sparkling waters beyond. The sprawling lakeside deck, complete with sleek glass railings, provides unobstructed views of the lake - the perfect place to relax, entertain, and soak in breathtaking north west-facing sunsets. The walkout basement expands your living space with a cozy**

family area, 2 bedrooms, 3 piece bath and plenty of room for games and gatherings. The detached garage offers heated floors and a finished loft above, ideal as a recreation space, office, or guest retreat. Outside, your gentle, park-like lawn leads to a ripple-sand shoreline, perfect for swimming, paddling, and lakeside fun. Multiple outdoor sitting areas invite you to enjoy your morning coffee, host summer barbecues, or watch the sunset melt into the horizon. Nestled on a year-round accessible road, this property offers the best of both worlds - a peaceful lakeside escape with all the comforts of modern living. Whether you're seeking a four-season home, a luxurious family cottage, or a place to create lifelong memories, this Kennisis Lake masterpiece delivers it all.

Inclusions: **All interior furniture, All appliances**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **03/03/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	1.78 M X 4.09 M	5.83 Ft x 13.41 Ft		
Living Room	Main	4.55 M X 4.37 M	14.92 Ft x 14.33 Ft		
Dining Room	Main	3.26 M X 2.87 M	10.69 Ft x 9.41 Ft		
Kitchen	Main	3.18 M X 4.1 M	10.43 Ft x 13.45 Ft		
Powder Room	Main	1.46 M X 1.45 M	4.79 Ft x 4.75 Ft		2 Pc Bath
Primary Bedroom	Main	3.15 M X 4.07 M	10.33 Ft x 13.35 Ft		4 Pc Ensuite, W/I Closet
Recreation	Lower	7.81 M X 4.26 M	25.62 Ft x 13.97 Ft		
Laundry	Lower	2.28 M X 1.9 M	7.48 Ft x 6.23 Ft		
Bedroom	Lower	2.97 M X 3.7 M	9.74 Ft x 12.13 Ft		
Bedroom	Lower	2.97 M X 4.24 M	9.74 Ft x 13.91 Ft		
Bathroom	Main			2	
Bathroom	Main			4	
Bathroom	Lower			3	

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