

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**

New Listing

Haliburton/Dysart et al/Dysart



Tax Amt/Yr: **\$5,738.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 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 + Island YN: 1 (1+0) Fam Rm: No Basement: Yes/Finished W/O, Full, Separate Entrance	Exterior: Hardboard Garage: Yes Gar/Gar Spcs: Detached Garage/2.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 8.00 Pool: None	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Water: Well Water Supply Type: Drilled Well Water Delivery Feat: UV System Water Meter:
Fireplace/Stv: Yes Fireplace Feat: Propane Interior Feat: Air Exchanger, Auto Garage Door Remote, In-Law Capability, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Purifier, Water Treatment	Room Size: Cell Services Rural Services: Alarm System, Carbon Monoxide Detectors, Smoke Detector Security Feat:	Waterfront Feat: Dock, Marina Services, Winterized Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
Parking Feat: Front Yard Parking Heat: Forced Air Heat Source: Propane A/C: Yes/Central Air Central Vac: No Apx Age: New Elevator: No Laundry Lev: Lower 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 Y/N: Yes Water Struct: Not Applicable Water Features: Dock, Marina Services, Winterized Under Contract: Propane Tank Access To Property: Paved Road, Yr Rnd Municipal Rd, Municipal Road Shoreline: Clean, Hard Bottom, Rocky Shoreline Road Allowance: Not Owned Docking Type: Private View: Lake, Trees/Woods	Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: HST App To SP: Included In Shoreline Exposure: North West Water View: Direct Lot Shape: Rectangular Channel Name: 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

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