

# Property Client Full

2026 Peninsula Road, Muskoka Lakes, Ontario P0B 1G0

Listing

**2026 Peninsula Rd Muskoka Lakes**

**Active / Residential Freehold / Detached**

MLS®#: **X12513288**

List Price: **\$850,000**

**New Listing**



## Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$1,500.00/2025** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 22 CON 10 MEDORA AS IN DM292413; MUSKOKA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **3+5**  
Fractional Ownership: **BR BR+: 3(3+0)**  
Assignment: **Baths (F+H): 2(2+0)**  
Link: **No** SF Range: **1500-2000**  
Storeys: **SF Source: LBO Provided**  
Lot Irreg: **Lot Acres: 0.50 - 1.99**  
Lot Front: **301.10** Fronting On: **W**  
Lot Depth: **277.60**  
Lot Size Code: **Feet**  
Zoning: **R2**  
Dir/Cross St: **HWY 118**

|                          |                                     |                   |                            |                    |                                      |
|--------------------------|-------------------------------------|-------------------|----------------------------|--------------------|--------------------------------------|
| PIN #:                   | <b>481480249</b>                    | ARN #:            | <b>445304001403600</b>     | Contact After Exp: | <b>No</b>                            |
| Holdover:                | <b>90</b>                           | Possession Date:  |                            |                    |                                      |
| Possession:              | <b>TBA</b>                          |                   |                            |                    |                                      |
| Kitch Kitch + Island YN: | <b>1 (1+0)</b>                      | Exterior:         | <b>Brick</b>               | Water:             | <b>Well</b>                          |
| Fam Rm:                  | <b>Yes</b>                          | Garage:           | <b>Yes</b>                 | Water Supply Type: | <b>Drilled Well, Sediment Filter</b> |
| Basement:                | <b>Yes/Full</b>                     | Gar/Gar Spcs:     | <b>Detached Garage/2.0</b> | Water Meter:       |                                      |
| Fireplace/Stv:           | <b>No</b>                           | Drive Pk Spcs:    | <b>8.00</b>                | Waterfront Feat:   |                                      |
| Interior Feat:           | <b>Primary Bedroom - Main Floor</b> | Tot Pk Spcs:      | <b>10.00</b>               | Waterfront Struc:  |                                      |
| Parking Feat:            | <b>Front Yard Parking</b>           | Pool:             | <b>None</b>                | Well Capacity:     |                                      |
| Heat:                    | <b>Forced Air</b>                   | Room Size:        |                            | Well Depth:        |                                      |
| Heat Source:             | <b>Propane</b>                      | Rural Services:   |                            | Sewers:            | <b>Septic Unknown</b>                |
| A/C:                     | <b>/None</b>                        | Security Feat:    |                            | Special Desig:     |                                      |
| Central Vac:             | <b>No</b>                           |                   |                            | Farm Features:     |                                      |
| Laundry Lev:             | <b>Lower</b>                        |                   |                            | Winterized:        |                                      |
| Property Feat:           | <b>Golf</b>                         |                   |                            |                    |                                      |
| Exterior Feat:           | <b>Deck, Year Round Living</b>      |                   |                            |                    |                                      |
| Roof:                    | <b>Metal</b>                        |                   |                            |                    |                                      |
| Foundation:              | <b>Concrete</b>                     |                   |                            |                    |                                      |
| Soil Type:               |                                     |                   |                            |                    |                                      |
| Waterfront Y/N:          | <b>No</b>                           | Waterfront:       |                            |                    |                                      |
| Water Struc:             |                                     | Easements/Restr:  |                            |                    |                                      |
| Under Contract:          | <b>Propane Tank</b>                 | Dev Charges Paid: |                            | HST App To SP:     | <b>Included In</b>                   |
| View:                    | <b>Trees/Woods</b>                  | Lot Shape:        |                            | Lot Size Source:   | <b>MPAC</b>                          |

## Remarks/Directions

Client Rmks: **Welcome to 2026 Peninsula Road - a beautifully maintained 3-bedroom, 2-bathroom residential home perfectly situated in the desirable community of Minett. This inviting property blends classic Muskoka character with modern comfort, creating an ideal year-round retreat or full-time residence. With ample living space and spacious backyard, this property lends itself to being a great place for entertaining. Nestled on Peninsula Road, this home offers the quintessential Muskoka lifestyle - just minutes to the JW Marriott Rosseau Resort, marina access, public beaches, golf courses, and scenic trails. Enjoy the peace and beauty of nature while staying connected to the conveniences of nearby Port Carling and Rosseau village. Whether you're seeking a four-season family home, a weekend retreat, or an investment property in one of Ontario's most prestigious lake districts, 2026 Peninsula Road delivers exceptional value and timeless Muskoka charm.**

Inclusions: **Refrigerator, Stove, Dishwasher, Washer, Dryer**

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

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

Date Prepared: **11/05/2025**

Rooms

MLS®#: **X12513288**

| Room        | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features |
|-------------|-------|---------------------|-----------------------|-----------------|----------|
| Kitchen     | Main  | 3.65 M X 3.65 M     | 11.97 Ft x 11.97 Ft   |                 |          |
| Living Room | Main  | 8.53 M X 6.4 M      | 27.98 Ft x 20.99 Ft   |                 |          |
| Bedroom     | Main  | 3.65 M X 4.26 M     | 11.97 Ft x 13.97 Ft   |                 |          |
| Bedroom     | Main  | 3.65 M X 4.26 M     | 11.97 Ft x 13.97 Ft   |                 |          |
| Bedroom     | Main  | 3.65 M X 3.65 M     | 11.97 Ft x 11.97 Ft   |                 |          |

**Bathroom**  
**Bathroom**

**Main**  
**Lower**

**4**  
**3**

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