

Property Client Full

1062 Pennwood Road Unit #5, Muskoka Lakes, Ontario P0B 1J0

Listing

1062 Pennwood Rd #5 Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X13009180
List Price: \$2,949,000



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$5,915.86/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LOT 4 PLAN M153 MEDORA SAVE & EXCEPT PARTS 1, 2, 3 PLAN 35R27466 TOGETHER WITH AN EASEMENT AS IN LT51903 TOWNSHIP OF MUSKOKA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **10+0**
 Fractional Ownership: BR BR+: **5(4+1)**
 Assignment: Baths (F+H): **3(+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: SF Source: **Plans**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **147.00** Fronting On: **W**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **WR5-R & WR5**
 Dir/Cross St: **Pennwood Rd / Hwy 118**

PIN #: **481570619** ARN #: **445305000902100** Contact After Exp: **No**
 Holdover: **90**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0) Fam Rm: Yes Basement: Yes/Finished W/O Fireplace/Stv: Yes Fireplace Feat: Electric, Family Room Interior Feat: Air Exchanger, ERV/HRV, On Demand Water Heater, Sewage Pump, Storage Parking Feat: Private Heat: Forced Air, Heat Pump Heat Source: Electric A/C: Yes/Central Air Central Vac: No Apx Age: 0-5 Elevator: No/ Property Feat: Lake Access, River/Stream Exterior Feat: Deck, Year Round Living Roof: Asphalt Shingle Foundation: Insulated Concrete Form, Poured Concrete, Slab Topography: Sloping, Wooded/Treed Soil Type: Alternate Power: None Lease To Own Items: None Water Name: Lake Muskoka Waterfront Y/N: Yes Water Struct: Not Applicable Water Features: Dock, Stairs to Waterfront, Winterized Under Contract: None Access To Property: Yr Rnd Municipal Rd, Municipal Road Shoreline: Deep, Sandy, Shallow Shoreline Road Allowance: Owned Docking Type: Private View: River, Trees/Woods	Exterior: Shingle, Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Garbage Pickup Security Feat: Carbon Monoxide Detectors, Smoke Detector	Utilities: No Gas, Hydro, No Sewers, No Cable, No Telephone Water: Well Water Supply Type: Drilled Well, Sediment Filter Water Meter: No Waterfront Feat: Dock, Stairs to Waterfront, Winterized Waterfront Struc: Not Applicable Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
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Waterfront: **Direct** Island YN: **No**
 Easements/Restr: **Easement**
 Dev Charges Paid: HST App To SP: **Included In**
 Shoreline Exposure: **West**
 Water View: **Direct** Channel Name: **Indian River**
 Lot Shape: Lot Size Source:

Remarks/Directions

Client Rmks: **This 4 season, 4 bedroom winterized cottage is net zero/LEEDS certified. Close to Port Carling by boat or car. The west facing property enjoys sunsets and is a stone's throw from Lake Muskoka. There is a driveway to the level deck for easy access to the cottage. Newly built in 2023 with maintenance free materials the cottage is easy to care for. The property has beautiful trees + rock out croppings. The bedrooms are a generous size and the principal rooms are large and make it easy to enjoy for friends and family.**

Inclusions: **Refrigerator, stove, dishwasher, microwave upstairs, paddle boat, gazebo, flagstone for path, tv wall mounts (2)**

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®#: X13009180

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.16 M X 4.4 M	13.64 Ft x 14.43 Ft		
Dining Room	Main	4.2 M X 3.18 M	13.77 Ft x 10.43 Ft		
Living Room	Main	7.01 M X 5.32 M	22.99 Ft x 17.45 Ft		
Primary Bedroom	Main	4.13 M X 4.05 M	13.54 Ft x 13.28 Ft		Combined w/Br
Bedroom	Main	2.96 M X 3.88 M	9.71 Ft x 12.72 Ft		
Office	Lower	4.01 M X 3.67 M	13.15 Ft x 12.04 Ft		
Recreation	Lower	6.98 M X 6.5 M	22.90 Ft x 21.32 Ft		
Bedroom	Lower	4.14 M X 3.61 M	13.58 Ft x 11.84 Ft		
Bedroom	Lower	4.04 M X 3.68 M	13.25 Ft x 12.07 Ft		
Bathroom	Main			3	
Bathroom	Main			4	
Bathroom	Lower			3	

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