

Property Client Full

1210 Falkenburg Road, Bracebridge, Ontario P1L 1X4

Listing

**1210 Falkenburg Rd Bracebridge**  
**Active / Residential Freehold / Farm**

MLS®#: X12960712  
 List Price: **\$2,395,000**

**New Listing**



**Muskoka/Bracebridge/Monck (Bracebridge)**

Tax Amt/Yr: **\$2,635.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PT LT 4 CON 9 MONCK AS IN DM365696 EXCEPT PT 1 ON 35R14332; BRACEBRIDGE**

Style: **2 Storey** Rooms Rooms+: **4+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **3(3+0)**  
 Link: SF Range: **2000-2500**  
 Storeys: **2.0** SF Source: **Other**  
 Lot Irreg: Lot Acres: **50 - 99.99**  
 Lot Front: **436.60** Fronting On: **N**  
 Lot Depth: **3,368.00**  
 Lot Size Code: **Feet**  
 Zoning: **RU-EPW1**  
 Dir/Cross St: **Houston Rd/Falkenburg Road**

PIN #: **481610351** ARN #: **441803000606100** Contact After Exp: **No**  
 Holdover: **90**  
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	<b>1 (1+0)</b> <b>No</b> <b>Yes/Finished</b> <b>Yes</b> <b>Family Room, Propane Auto Garage Door Remote, Bar Fridge, ERV/HRV, Floor Drain, Generator - Partial, Guest Accommodations, Primary Bedroom - Main Floor, Rough-In Bath, Solar Owned, Solar Tube</b>	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	<b>Stone</b> <b>Yes</b> <b>Attached Garage/5.0</b> <b>10.00</b> <b>15.00</b> <b>None</b> <b>Cell Services, Electric On Road, Internet Other, Off Grid Alarm System, Carbon Monoxide Detectors, Heat Detector, Smoke Detector</b>	Utilities:  Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	<b>No Gas, Hydro Available</b> <b>No Sewers, No Cable, Telephone Available Well</b> <b>Drilled Well</b>     <b>Septic Unknown</b>   <b>Fully</b>
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat:	<b>Private</b> <b>Heat Pump, Radiant Propane, Solar</b> <b>Yes/Wall Unit, Other</b> <b>No</b> <b>6-15</b> <b>Main</b> <b>Arts Centre, Beach, Clear View, Golf, Grnbelt/Conserv, Hospital</b>				
Exterior Feat:	<b>Built-In-BBQ, Landscape Lighting, Landscaped, Lighting, Patio, Paved Yard, Privacy, Private Pond, Recreational Area, Year Round Living</b>				
Roof: Foundation: Topography:	<b>Metal</b> <b>Insulated Concrete Form Level, Open Space, Wetlands, Wooded/Treed</b>				
Soil Type: Waterfront Y/N: Water Struct: Under Contract: View:	<b>No</b> <b>Forest, Pond, Trees/Woods</b>	Waterfront: <b>None</b> Easements/Restr: Dev Charges Paid: Lot Shape:		Island YN:  HST App To SP: <b>Included In</b> Lot Size Source: <b>GeoWarehouse</b>	

**Remarks/Directions**

Client Rmks: **Experience the ultimate in modern country living with this exceptional custom-built estate, completed in 2019 and set on an expansive 94-acre property featuring a charming sugar shack and an extensive network of trails throughout. Offering complete privacy and tranquility, this remarkable home features its own private pond and a fully off-grid lifestyle powered by solar energy. Designed with both elegance and functionality in mind, the open-concept layout showcases a stunning chef's kitchen equipped with a Wolf 8-burner double oven stove, Sub-Zero fridge/freezer, and Miele appliances including a built-in coffee system and dishwasher. A large centre island anchors the space, making it ideal for entertaining. The inviting living room features a propane fireplace, creating a warm and sophisticated atmosphere. Car enthusiasts and hobbyists will appreciate the attached garage with space for up to five vehicles, complemented by an additional detached garage for added storage or workspace. This rare offering combines contemporary**

design, luxury finishes, and complete self-sufficiency-all within a breathtaking natural setting with private trails and a sugar shack enhancing the property's unique appeal.

Inclusions: Zub winefridge, Sub-Zero Fridge/ Freezer, 8 burner double oven Wolf Stove, Miele Dishwasher, Meile Built in coffee machine. Downstairs - KitchenAid Bar Fridge, KitchenAid Ice Maker

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

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

Date Prepared: **04/06/2026**

Rooms

**MLS®#: X12960712**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>5.86 M X 3 M</b>	<b>19.22 Ft x 9.84 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>8.64 M X 7 M</b>	<b>28.34 Ft x 22.96 Ft</b>		<b>Combined w/Dining</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>5.42 M X 4.61 M</b>	<b>17.78 Ft x 15.12 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.63 M X 3.59 M</b>	<b>11.90 Ft x 11.77 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.63 M X 3.56 M</b>	<b>11.90 Ft x 11.67 Ft</b>		
<b>Laundry</b>	<b>Main</b>	<b>3.98 M X 2.33 M</b>	<b>13.05 Ft x 7.64 Ft</b>		
<b>Recreation</b>	<b>Lower</b>	<b>14.31 M X 4.41 M</b>	<b>46.94 Ft x 14.46 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	

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