

**Property Client Full**

**2324 Highway 141 Unit #21, Muskoka Lakes, Ontario P0B 1M0**

Listing

**2324 Highway 141 #21 Muskoka Lakes**

**Active / Residential Freehold / Detached**

**MLS®#: X13040194**

**List Price: \$1,995,000**

**Muskoka/Muskoka Lakes/Watt**



Tax Amt/Yr:	<b>\$3,079.68/2026</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM:	<b>41</b>
Legal Desc:	<b>See Schedule B</b>		

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Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>5+0</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>2(2+0)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Stores:	<b>1.0</b>	SF Source:	<b>MPAC</b>
Lot Irreg:		Lot Acres:	<b>0.50 - 1.99</b>
Lot Front:	<b>107.19</b>	Fronting On:	<b>W</b>
Lot Depth:	<b>0.00</b>	Builder Name:	
Lot Size Code:	<b>Feet</b>		
Dir/Cross St:	<b>HWY 141 to Beaumont Bay Rd to #2324</b>		

PIN #:	<b>481330784</b>	ARN #:	<b>445302002001600</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>60</b>	Possession Date:		Survey Year/Type:	<b>Available</b>
Possession:	<b>TBA</b>				

Kitch Kitch + Fam Rm:	<b>1 (1+0)</b>	Exterior:	<b>Board/Batten</b>	Utilities:	<b>No Gas, Hydro, No Sewers, Cable Available</b>
Basement:	<b>/None</b>	Garage:	<b>No</b>	Water:	<b>Other</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Supply Type:	<b>Lake/River</b>
Interior Feat:	<b>Generator - Full, Primary Bedroom - Main Floor, Propane Tank, Water Heater Owned</b>	Drive Pk Spcs:	<b>6.00</b>	Water Delivery Feat:	<b>Heatd WaterIne, UV System</b>
Parking Feat:	<b>Private</b>	Tot Pk Spcs:	<b>6.00</b>	Water Meter:	
Heat:	<b>Baseboard, Heat Pump</b>	Pool:	<b>None</b>	Waterfront Feat:	<b>Dock</b>
Heat Source:	<b>Gas</b>	Room Size:		Waterfront Struc:	<b>Not Applicable</b>
A/C:	<b>Yes/Wall Unit</b>	Rural Services:	<b>Cable, Electrical, Garbage Pickup, Recycling Pckup</b>	Well Capacity:	
Central Vac:	<b>No</b>	Security Feat:	<b>Carbon Monoxide Detectors</b>	Well Depth:	
Laundry Lev:	<b>Main</b>			Sewers:	<b>Septic</b>
Property Feat:	<b>Golf, Lake Access, Marina, Waterfront, Wooded/Treed Shingles</b>			Special Desig:	<b>Unknown</b>
Roof:				Farm Features:	
Foundation:	<b>Piers</b>			Winterized:	
Soil Type:					
Alternate Power:	<b>Generator - wired</b>				
Access Feat:	<b>Open Floor Plan</b>				
Water Name:	<b>Skeleton Lake</b>				
Waterfront Y/N:	<b>Yes</b>	Waterfront:	<b>Direct</b>	Island YN:	<b>No</b>
Water Struct:	<b>Not Applicable</b>	Easements/Restr:	<b>Right of Way</b>		
Water Frontage:	<b>32.67</b>				
Water Features:	<b>Dock</b>				
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Highway, Private Road, Municipal Road</b>				
Shoreline:	<b>Clean, Sandy, Shallow</b>	Shoreline Exposure:	<b>West</b>		
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Bay</b>	Lot Shape:		Lot Size Source:	<b>MPAC</b>

**Remarks/Directions**

**Client Rmks:** Experience the pinnacle of turnkey lakeside living in a sheltered bay on the crystal-clear waters of Skeleton Lake. Following an extensive, top-to-bottom renovation completed in late 2025, this 4-season retreat is offered fully furnished, blending sophisticated "high-end transitional" design with effortless family functionality. The heart of the home is a bright, open-concept Great Room featuring a bespoke chef's kitchen that flows seamlessly into the living and dining areas. With 3 thoughtful bedrooms and 2 modern bathrooms, the layout is meticulously designed for family comfort, including brand-new laundry facilities for seamless cottage management. Step outside to a level, sprawling lawn and a rare 110-foot private shoreline, with owned shore road allowance. Toddlers will love the shallow, sandy walk-in beach, while boating enthusiasts will prize the 15-foot deep-water docking. Situated in a safe harbour perfect for water sports and long afternoons of cruising, the property also boasts iconic western sunset views from the dock. Enjoy year-round access through a dedicated road association in one of Muskoka's most prestigious and peaceful lake communities. From the thoughtfully designed interior to the meteor-crater filtered waters, everything is ready for your first summer on the lake. Upgrades included a brand new Septic suitable for 4 bedrooms (see garage with in-law suite drawings), new 200AMP panel, Generac Generator, Fresh Landscaping, Heat and Cooling Pump for year round comfort - enjoy air conditioning on those hot summer days.

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

Prepared By: **MYAN MCLEAN, Administrator**

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

Rooms

**MLS® #: X13040194**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>6.49 M X 4.6 M</b>	<b>21.29 Ft x 15.09 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>4.18 M X 4.6 M</b>	<b>13.71 Ft x 15.09 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>3.2 M X 3.33 M</b>	<b>10.49 Ft x 10.92 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.8 M X 2.95 M</b>	<b>12.46 Ft x 9.67 Ft</b>		<b>3 Pc Ensuite</b>
<b>Bedroom</b>	<b>Main</b>	<b>3.17 M X 2.95 M</b>	<b>10.40 Ft x 9.67 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.54 M X 2.95 M</b>	<b>8.33 Ft x 9.67 Ft</b>		
<b>Bathroom</b>				<b>3</b>	
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