

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: **\$2,549,000**

Price Decrease

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$5,915.86/2025** Transaction: **Sale**
SPIS: **No** DOM: **168**
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** Builder Name:
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** Survey Year/Type: **Up To Date**
Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Shingle, Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, No Telephone
Fam Rm: Yes	Garage: No	Water: Well
Basement: Yes/Finished W/O	Gar/Gar Spcs: None/0.0	Water Supply Type: Drilled Well, Sediment Filter
Fireplace/Stv: Yes	Drive Pk Spcs: 6.00	Water Meter: No
Fireplace Feat: Electric, Family Room	Tot Pk Spcs: 6.00	Waterfront Feat: Dock, Stairs to Waterfront, Winterized
Interior Feat: Air Exchanger, ERV/HRV, On Demand Water Heater, Sewage Pump, Storage	Pool: None	Waterfront Struc: Not Applicable
Parking Feat: Private	Room Size: Garbage Pickup	Well Capacity: Septic
Heat: Forced Air, Heat Pump	Rural Services: Carbon Monoxide Detectors, Smoke Detector	Well Depth: Unknown
Heat Source: Electric	Security Feat:	Sewers: Septic
A/C: Yes/Central Air		Special Desig: Unknown
Central Vac: No		Farm Features: Fully
Apx Age: 0-5		Winterized: Fully
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: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Easement	
Water Struct: Not Applicable		
Water Frontage: 44.80		
Water Features: Dock, Stairs to Waterfront, Winterized		
Under Contract: None	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd, Municipal Road		
Shoreline: Deep, Sandy, Shallow	Shoreline Exposure: West	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name: Indian River
View: River, Trees/Woods	Lot Shape:	Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to effortless four-season Muskoka living on the Indian River, where thoughtful design, modern comfort, and a truly exceptional setting come together. Built in 2023 to net-zero/LEED standards, this fully winterized 4-bedroom cottage combines energy efficiency with low-maintenance materials, making year-round enjoyment easy. Positioned along the Indian River, the gateway to Lake Muskoka, this property offers the best of Muskoka at your doorstep. Cruise by boat to Port Carling and beyond, or enjoy the convenience of reaching town by car, with easy access to Muskoka's Big Three lakes. The west-facing setting provides beautiful afternoon light and peaceful sunset views, framed by mature trees and classic Muskoka rock outcroppings. Inside, generous bedrooms and expansive principal rooms create plenty of space for family and friends to gather, relax, and stay awhile. The walkout design seamlessly connects the home to the outdoors, while the level driveway-to-deck access makes arriving and enjoying the property wonderfully convenient. Beautifully finished and completely move-in ready, this is a modern Muskoka**

retreat designed for spending less time on upkeep and more time enjoying the lake, the outdoors, and the people who matter most.

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

Exclusions: **Downstairs refrigerator, canoe, kayaks, sea can, antique workbench/kitchen island, dock whips,**

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

Prepared By: MEGHAN MURPHY, Administrator

Date Prepared: 09/30/2026

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