

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: **\$2,599,000**

Price Decrease

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$5,915.86/2025** Transaction: **Sale**
SPIS: **No** DOM: **113**
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 + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Finished W/O Yes Electric, Family Room Air Exchanger, ERV/HRV, On Demand Water Heater, Sewage Pump, Storage	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Shingle, Wood No None/0.0 6.00 6.00 None Garbage Pickup Carbon Monoxide Detectors, Smoke Detector	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	No Gas, Hydro, No Sewers, No Cable, No Telephone Well Drilled Well, Sediment Filter No Dock, Stairs to Waterfront, Winterized Not Applicable Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Elevator: Property Feat: Exterior Feat: Roof: Foundation:	Private Forced Air, Heat Pump Electric Yes/Central Air No 0-5 No/ Lake Access, River/Stream Deck, Year Round Living Asphalt Shingle Insulated Concrete Form, Poured Concrete, Slab Sloping, Wooded/Treed				
Topography: Soil Type: Alternate Power: Lease To Own Items:	None None				
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Lake Muskoka Yes Not Applicable 44.80 Dock, Stairs to Waterfront, Winterized None Yr Rnd Municipal Rd, Municipal Road Deep, Sandy, Shallow Owned Private River, Trees/Woods	Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: West Water View: Direct Lot Shape:		Island YN: No HST App To SP: Included In Channel Name: Indian River Lot Size Source:	

Remarks/Directions

Client Rmks: **This beautifully crafted 4-season, fully winterized 4-bedroom cottage offers the perfect blend of efficiency, comfort, and Muskoka lifestyle. Built in 2023 and designed to net-zero/LEED standards, the home features low-maintenance materials for effortless ownership year-round. Ideally located on the Indian River-the gateway to Lake Muskoka-you're just minutes to Port Carling by boat or car, with easy access to the Big Three lakes. The west-facing setting captures warm afternoon light and peaceful sunset views, all while being surrounded by classic Muskoka rock outcroppings and mature trees. Designed for both relaxation and entertaining, the cottage offers generous bedrooms and expansive principal rooms that comfortably host family and guests. A walkout design enhances the connection to the outdoors, while the level approach from the driveway to the deck ensures easy, convenient access. A beautifully finished, move-in ready cottage designed for effortless lakeside living with direct access to one of the region's most sought-after waterways.**

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

Rooms

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<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	13.65 Ft x 14.44 Ft		
Dining Room	Main	4.2 M X 3.18 M	13.78 Ft x 10.43 Ft		
Living Room	Main	7.01 M X 5.32 M	23.00 Ft x 17.45 Ft		
Primary Bedroom	Main	4.13 M X 4.05 M	13.55 Ft x 13.29 Ft		Combined w/Br
Bedroom	Main	2.96 M X 3.88 M	9.71 Ft x 12.73 Ft		
Office	Lower	4.01 M X 3.67 M	13.16 Ft x 12.04 Ft		
Recreation	Lower	6.98 M X 6.5 M	22.90 Ft x 21.33 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	