

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**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$5,915.86/2025** Transaction: **Sale**
 SPIS: **No** DOM: **9**
 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: 1 (1+0) Basement: Yes Fireplace/Stv: Yes/Finished W/O Fireplace Feat: Yes Interior Feat: Electric, Family Room Air Exchanger, ERV/HRV, On Demand Water Heater, Sewage Pump, Storage	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: Garbage Pickup Rural Services: Carbon Monoxide Detectors, Smoke Detector Security Feat:	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
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	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

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	