

South Crane Lake Road, The Archipelago, Ontario P2A 0B7

Listing

[0 South Crane Lake Rd The Archipelago](#)

Active / Residential Freehold / Vacant Land

MLS® #: **X13012516**

List Price: **\$399,000**

Price Decrease

Parry Sound/The Archipelago/Archipelago South



Tax Amt/Yr: **\$1,491.60/2025** Transaction: **Sale**
SPIS: **No** DOM: **95**
Legal Desc: **PCL 17674 SEC SS; PT LT 23 CON 8 CONGER PT 3 42R3206; SAVING & EXCEPTING AN ALLOWANCE OF 1 CHAIN IN PERPENDICULAR WIDTH FOR A RD ALONG THE SHORE OF CRANE LAKE AS RESERVED IN THE ORIGINAL PATENT; THE ARCHIPELAGO**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **345.00** Fronting On: **E**
Lot Depth: **194.44** Lot Size Area: **0.78**
Lot Size Code: **Feet** Lot Size Area Code: **Acres**
Zoning: **IR & Deer Wintering Overlay**
Cross Street: **Healey Lake Road**
Directions: **Healey Lake Rd to South Crane Lake Rd**
Prop Mgmt:
Status Cert:

Seller: **Jane Ann Kelly & Craig Thomas**

Recent: **07/21/2026 : DOWN : \$425,000->\$399,000**

PIN #:	521880192	ARN #:	490509000503303	Contact After Exp:	No
Additional PIN #:		Phased Tax Value:		Under Contract Mnthly:	
Holdover:	30			Occupancy:	Vacant
Possession Type:	Immediate			Possession Date:	
Possession Rmks:	TBA			Road Access Fee:	
Local Improv:				Survey Year/Type:	None
Seasonal Dwelling:				Realtor Sign on Prop:	

Kitch Kitch +	0 (0+)	Garage:		Utilities:	No Gas, Hydro Available,
Parking Feat:	Available, Other	Room Size:			No Sewers, No Cable,
Heat Source:		Rural Services:			Telephone Available
Central Vac:	No	Security Feat:		Water:	None
Property Feat:	Golf, Lake Access, Marina, Sloping, Waterfront, School Bus Route			Water Supply Type:	Lake/River
Exterior Feat:	Privacy, Recreational Area, Year Round Living			Water Meter:	
Topography:	Flat, Level			Waterfront Feat:	Not Applicable
Soil Type:				Waterfront Struc:	Not Applicable
Alternate Power:	None			Well Capacity:	
				Well Depth:	
				Special Desig:	Unknown
				Farm Features:	
				Winterized:	

Water Name:	Crane Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Frontage:	105.15				
Water Features:	Not Applicable				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Yr Rnd Private Rd	Shoreline Exposure:	East		
Shoreline:	Clean, Rocky	Water View:	Direct, Partially Obstructive	Channel Name:	South Crane Lake
Shoreline Road Allowance:	None	Lot Shape:		Lot Size Source:	GeoWarehouse
Docking Type:	None				
View:	Forest, Lake, Trees/Woods, Water				

Remarks/Directions

Client Rmks: **Build your dream cottage on this beautiful waterfront lot on South Crane Lake in The Archipelago. Offering 0.78 acres with an impressive 345 feet of east-facing frontage, you'll enjoy stunning sunrise views and plenty of natural light. The level terrain makes building easy, while the peaceful surroundings provide privacy and a true cottage-country feel. A great opportunity to create your own getaway in a sought-after area.**

Broker Rmks: **Restrictions: No building within 75 feet of the west side of the property**

Appt/Showing Rmks:

Showing Requirements: **Go Direct, See Brokerage Remarks**

Brokerage Information

Financing:	--	Perm to Advertise:	Yes	Contact After Expired:	No
------------	----	--------------------	------------	------------------------	-----------

Buyer Agency Compensation Remarks:

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty](#) 
 List Brkr Addr: **78 LONE PINE ROAD - UNIT B, Port Severn L0K1S0**
 List Salesperson: [BOB EMMETT, Salesperson](#) 
 List Salesperson 2: [BRIGITTE GABRIELLA O'LEARY, Salesperson](#) 
 List Brokerage 2: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty](#) 
 List Salesperson 3: [BOB CLARKE, Salesperson](#) 
 List Brokerage 3: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty](#) 
 Contract Date: **04/17/2026**
 Last Update: **07/21/2026**

Leased Terms:
 Expiration Date: **09/30/2026**
 CB Comm: **2.5**

Phone: **705-765-1820**
 Fax:
 Phone: **416-571-1554**
 Phone: **289-928-0077**
 Phone: **705-765-1820**
 Phone: **416-209-1820**
 Phone: **705-765-1820**
 Original \$: **\$475,000**

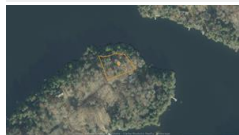
Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 07/21/2026

History

0 South Crane Lake Road, The Archipelago, Ontario P2A 0B7**MLS®#: X13012516****MLS®# X13012516**Type: **RESI/Vacant Land**

CDOM:

List SP: [BOB EMMETT, Salesperson](#)List Brk: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty](#)

Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$399,000	RESI	Price Decrease	07/21/26	425000->399000	07/21/26 04:45 PM	9655156
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$425,000	RESI	Price Decrease	04/30/26	475000->425000	04/30/26 01:53 PM	9658764
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$475,000	RESI	New Listing	04/17/26	->ACT	04/17/26 12:00 PM	9655156

MLS®# X11429128Type: **RESI/Vacant Land**

CDOM:

List SP: [MIKE SCHMITT](#)List Brk: [ROYAL LEPAGE IN TOUCH REALTY INC., BROKERAGE, COLDWATER - M281](#)

Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
	RESI	Sold	06/14/19	SC->SLD	05/28/19 03:51 PM	LATALLEN
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$199,000	RESI	Sold Cond	05/31/19	ACT->SC	05/21/19 02:51 PM	LAM281ANN
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$199,000	RESI	New Listing	03/18/19	->ACT	03/18/19 06:26 PM	LAMSM8
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$199,000	RESI	New Listing	03/18/19	->New	03/18/19 06:01 AM	

MLS®# X11439199Type: **RESI/Vacant Land**

CDOM:

List SP: [JOANNE HOSKINS](#)List Brk: [ENJOY MUSKOKA REALTY INC., BROKERAGE, BRACEBRIDGE - M245](#)

Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$219,900	RESI	Expired	09/30/18	ACT->EXP	10/01/18 12:11 AM	MatrixSystem
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$219,900	RESI	Price Decrease	07/18/18	250000.00->219900	07/18/18 11:43 AM	LAMVJ1
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$250,000	RESI	New Listing	06/25/18	->ACT	06/26/18 12:13 PM	LAMVJ1
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$250,000	RESI	New Listing	06/26/18	->New	06/26/18 06:11 AM	

Property Client Full

South Crane Lake Road, The Archipelago, Ontario P2A 0B7

Listing

[0 South Crane Lake Rd The Archipelago](#)

Active / Residential Freehold / Vacant Land

MLS®#: **X13012516**

List Price: **\$399,000**

Price Decrease

Parry Sound/The Archipelago/Archipelago South



Tax Amt/Yr: **\$1,491.60/2025** Transaction: **Sale**
 SPIS: **No** DOM: **95**
 Legal Desc: **PCL 17674 SEC SS; PT LT 23 CON 8 CONGER PT 3 42R3206; SAVING & EXCEPTING AN ALLOWANCE OF 1 CHAIN IN PERPENDICULAR WIDTH FOR A RD ALONG THE SHORE OF CRANE LAKE AS RESERVED IN THE ORIGINAL PATENT; THE ARCHIPELAGO**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **345.00** Fronting On: **E**
 Lot Depth: **194.44** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **IR & Deer Wintering Overlay**
 Dir/Cross St: **Healey Lake Road**

PIN #:	521880192	ARN #:	490509000503303	Contact After Exp:	No
Holdover:	30	Possession Date:		Survey Year/Type:	None
Possession:	TBA				

Kitch Kitch +	0 (0+)	Garage:		Utilities:	No Gas, Hydro Available
Parking Feat:	Available, Other	Room Size:			No Sewers, No Cable,
Heat Source:		Rural Services:			Telephone Available
Central Vac:	No	Security Feat:		Water:	None
Property Feat:	Golf, Lake Access, Marina, Sloping, Waterfront, School Bus Route			Water Supply Type:	Lake/River
Exterior Feat:	Privacy, Recreational Area, Year Round Living			Water Meter:	
Topography:	Flat, Level			Waterfront Feat:	Not Applicable
Soil Type:				Waterfront Struc:	Not Applicable
Alternate Power:	None			Well Capacity:	
				Well Depth:	
				Special Desig:	Unknown
				Farm Features:	
				Winterized:	

Water Name:	Crane Lake	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Frontage:	105.15				
Water Features:	Not Applicable				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Yr Rnd Private Rd	Shoreline Exposure:	East		
Shoreline:	Clean, Rocky				
Shoreline Road Allowance:	None	Water View:	Direct, Partially Obstructive	Channel Name:	South Crane Lake
Docking Type:	None	Lot Shape:		Lot Size Source:	GeoWarehouse
View:	Forest, Lake, Trees/Woods, Water				

Remarks/Directions

Client Rmks: **Build your dream cottage on this beautiful waterfront lot on South Crane Lake in The Archipelago. Offering 0.78 acres with an impressive 345 feet of east-facing frontage, you'll enjoy stunning sunrise views and plenty of natural light. The level terrain makes building easy, while the peaceful surroundings provide privacy and a true cottage-country feel. A great opportunity to create your own getaway in a sought-after area.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/21/2026**