Property Client Full

1311 S. Ril Lake Road, Lake Of Bays, Ontario P0B 1A0

Listing

1311 S. Ril Lake Rd Lake Of Bays
Active / Residential Freehold / Detached

MLS®#: X13843144
List Price: **$2,499,000**
New Listing

Muskoka/Lake of Bays/Ridout

Tax Amt/Yr:	**$6,086.31/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**0**
Legal Desc:	**PCL 5-1 SEC 35M584; LT 5 PL 35M584 RIDOUT; LAKE OF BAYS ; THE DISTRICT MUNICIPALITY OF MUSKOKA**		

Style:	**Bungalow**	Rooms Rooms+:	**10+5**
Fractional Ownership:		BR BR+:	**5(3+2)**
Assignment:		Baths (F+H):	**4(3+1)**
Link:	**No**	SF Range:	**1500-2000**
Storeys:	**1.0**	SF Source:	**Plans**
Lot Irreg:		Lot Acres:	**2 - 4.99**
Lot Front:	**300.00**	Fronting On:	**W**
Lot Depth:	**268.00**	Builder Name:	
Lot Size Code:	**Feet**		
Zoning:	**WR**		
Dir/Cross St:	**117 to Echo Lake Rd**		

PIN #:	**480590005**	ARN #:	**442703000606501**	Contact After Exp:	**No**
Holdover:	**90**			Survey Year/Type:	**Available**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Metal/Side, Wood**	Water:	**Well**
Fam Rm:	**Yes**	Garage:	**No**	Water Supply Type:	**Drilled Well**
Basement:	**Yes/Finished W/O**	Gar/Gar Spcs:	**None/0.0**	Water Delivery Feat:	**UV System**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**10.00**	Water Meter:	
Fireplace Feat:	**Wood**	Tot Pk Spcs:	**10.00**	Waterfront Feat:	**Dock**
Interior Feat:	**Bar Fridge, Primary Bedroom - Main Floor, Propane Tank, Storage**	Pool:	**None**	Waterfront Struc:	**Not Applicable**
		Room Size:		Well Capacity:	
		Rural Services:		Well Depth:	
Parking Feat:	**Private**	Security Feat:		Sewers:	**Septic**
Heat:	**Forced Air, Radiant**			Special Desig:	**Unknown**
Heat Source:	**Propane**			Farm Features:	
A/C:	**Yes/Central Air**			Winterized:	**Fully**
Central Vac:	**No**				
Apx Age:	**0-5**				
Property Feat:	**Beach, Park, Rec Centre, Waterfront, Wooded/Treed**				
Exterior Feat:	**Hot Tub, Privacy, Year Round Living**				
Roof:	**Asphalt Shingle**				
Foundation:	**Concrete Block**				
Topography:	**Sloping, Wooded/Treed**				
Soil Type:					
Alternate Power:	**None**				

Water Name:	**Ril Lake**		
Waterfront Y/N:	**Yes**	Waterfront: **Direct**	Island YN: **No**
Water Struct:	**Not Applicable**	Easements/Restr: **Unknown**	
Water Frontage:	**300.00**		
Water Features:	**Dock**		
Under Contract:		Dev Charges Paid:	HST App To SP: **Included In**
Access To Property:	**Yr Rnd Municpal Rd, Municipal Road**		
Shoreline:	**Deep, Mixed, Natural**	Shoreline Exposure: **East**	
Shoreline Road Allowance:	**None**		
Docking Type:	**Private**	Water View: **Direct**	Channel Name:
View:	**Lake**	Lot Shape: **Irregular**	Lot Size Source: **Other**

Remarks/Directions

Client Rmks: **Set along the quiet, spring-fed waters of Ril Lake, this is Muskoka in its purest form - exceptional privacy, expansive, and deeply connected to nature. Spanning on 3 acres, with 300 feet of shoreline, the setting is both timeless and untouched. Framed by granite, mature forest, and long uninterrupted lake views. Mornings arrive slowly here, with a stillness that's increasingly rare to find. Moments from Baysville, the setting offers a seamless balance of seclusion and refined convenience. The approach is understated by design - tucked naturally into its surroundings, allowing the landscape to take the lead. Inside, a curated material palette and elevated finishes create a sense of quiet sophistication. Leathered marble surfaces, a fully integrated Fisher & Paykel kitchen, and a statement Bertazzoni double oven range anchor the space without distraction. The living areas are designed for presence, not performance -anchored by the warmth of a wood burning fireplace and floor to ceiling views of the lake beyond. A Muskoka room enclosed with Weatherwall windows extends the seasons and becomes a natural gathering place from early spring through late fall. A hair below 3000sqft, five bedrooms and four bathrooms offer space for both family and guests, including a primary suite positioned to capture first light - where each day begins with the lake and the sunrise. All day summer sun. From sunrise to nightfall, this is Muskoka - exactly as it should be.**

Inclusions:	**2 Fridges, Stove, 2 Dishwashers, Dishwasher Drawer, Microwave, Washer, Dryer, Window Coverings, Hot Tub, Wine Fridge, Kitchen Table & Chairs, All Beds**
Exclusions:	**Personal Items**

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

Prepared By: LAURA BILLINGS, REALTOR Salesperson **Date Prepared: 09/30/2026**

Rooms

MLS®#: X13843144

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Primary Bedroom	**Main**	**10.1 M X 12.6 M**	**33.14 Ft x 41.34 Ft**		**4 Pc Ensuite**
Bedroom	**Lower**	**12.1 M X 11.4 M**	**39.70 Ft x 37.40 Ft**		
Other	**Main**	**1.6 M X 2.6 M**	**5.25 Ft x 8.53 Ft**		
Family Room	**Lower**	**17.8 M X 21.2 M**	**58.40 Ft x 69.55 Ft**		
Bedroom	**Main**	**10.9 M X 9.4 M**	**35.76 Ft x 30.84 Ft**		
Sunroom	**Main**	**12 M X 14.3 M**	**39.37 Ft x 46.92 Ft**		
Kitchen	**Main**	**3.3 M X 6.8 M**	**10.83 Ft x 22.31 Ft**		**B/I Appliances**
Bedroom	**Main**	**8.1 M X 12.2 M**	**26.57 Ft x 40.03 Ft**		
Living Room	**Main**	**5.4 M X 7.8 M**	**17.72 Ft x 25.59 Ft**		**Fireplace**
Bedroom	**Lower**	**10.4 M X 13.1 M**	**34.12 Ft x 42.98 Ft**		
Sitting	**Main**	**9.1 M X 13.8 M**	**29.86 Ft x 45.28 Ft**		
Foyer	**Main**	**2.3 M X 3.6 M**	**7.55 Ft x 11.81 Ft**		
Dining Room	**Main**	**9.8 M X 8.9 M**	**32.15 Ft x 29.20 Ft**		
Other	**Lower**	**10.2 M X 20.1 M**	**33.46 Ft x 65.94 Ft**		
Bathroom	**Main**			**2**	
Bathroom	**Main**			**3**	
Bathroom	**Main**			**4**	
Bathroom	**Lower**			**3**	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026