

Property Client Full

1098 Hemlock Point Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1098 Hemlock Point Rd Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X13120948
 List Price: **\$7,495,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$17,567.84/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **MEDORA CON 6 PT LOTS 17 AND 18 PLAN 34 LOTS 25 AND 26 PT BED LAKE JOSEPH AND RP 35R24813 PART 1**

Style: **2 Storey** Rooms Rooms+: **11+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **2.0** SF Source: **Plans**
 Lot Irreg: Lot Acres: **25 - 49.99**
 Lot Front: **400.00** Fronting On: **W**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR-4/WR4-R/WC1B/EP1**
 Dir/Cross St: **PENINSULA RD AND HEMLOCK PT RD**

PIN #: **481470202** ARN #: **445304001010100** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes /None Yes Propane Air Exchanger, Bar Fridge, Central Vacuum, Countertop Range, ERV/HRV, Built-In Oven, Propane Tank, Sump Pump, Water Heater	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Wood No None/0.0 8.00 8.00 None Alarm System	Water: Water Supply Type: Water Delivery Feat: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Well Drilled Well Heatd WaterIne, UV System, Water Treatmei Boat Slip, Dock Not Applicable Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Laundry Lev: Property Feat: Exterior Feat:	Circular Drive Forced Air, Radiant Propane Yes/Central Air Yes Main Golf Built-In-BBQ, Deck, Landscaped, Year Round Living	Roof: Foundation: Topography:	Asphalt Shingle Slab Dry, Flat, Level, Marsh, Wooded/Treed		
Soil Type: Alternate Power: Water Name: Waterfront Y/N: Water Struct: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Generator – wired Lake Joseph Yes Not Applicable Boat Slip, Dock Propane Tank Yr Rnd Municipal Rd, Municipal Road Mixed, Sandy, Shallow None Private Bay, Clear, Lake	Waterfront: Direct Easements/Restr: Other Dev Charges Paid: Shoreline Exposure: West Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse		

Remarks/Directions

Client Rmks: **Set along the coveted shores of Lake Joseph in the prestigious enclave of Avon Bay, this exceptional 5-bedroom luxury cottage offers an unparalleled blend of privacy, craftsmanship, and iconic Muskoka sunsets. With long, unobstructed western views across open water, every evening becomes a front-row experience to some of Muskoka's most breathtaking scenery. The recently renovated interior showcases refined finishes throughout, including a redesigned kitchen, updated flooring, and custom millwork. At the heart of the cottage, the open-concept main floor is anchored by a striking Muskoka stone fireplace, while expansive floor-to-ceiling windows frame the lake and fill the space with natural light. Connected to the kitchen and dining area, the layout is designed for relaxed family living and entertaining. Privately positioned away from the main living areas, the primary suite features a walk-in closet, home office, and spa-inspired 5-piece ensuite. The upper level offers four additional bedrooms, two bathrooms, and a spacious games/media room ideal for family gatherings, guests, or quiet evenings indoors. A true showpiece is the exceptional Muskoka Room designed for three-season enjoyment. Dramatic vaulted**

ceilings, a grand stone fireplace, and thoughtfully designed dining and lounge areas create a warm atmosphere, while seamless access to the outdoor kitchen makes entertaining effortless. At the shoreline, a newly built three-slip dock is ready for immediate enjoyment, while an approved site for a future two-storey boathouse offers the opportunity to further elevate the waterfront experience. The expansive level lot provides easy access to the water's edge, while more than 28 acres of private wooded forest behind the cottage create a rare sense of seclusion. Ideally located minutes from the shops, restaurants, and amenities of Port Carling, this is a rare opportunity to own a legacy Muskoka property in one of the region's most sought-after locations. A must-see.

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/13/2026**

Rooms

MLS® #: X13120948

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Laundry	Main	3.54 M X 2.37 M	11.61 Ft x 7.77 Ft		
Living Room	Main	6.33 M X 7.09 M	20.76 Ft x 23.26 Ft		
Dining Room	Main	4.84 M X 3.43 M	15.87 Ft x 11.25 Ft		
Kitchen	Main	5.96 M X 3.48 M	19.55 Ft x 11.41 Ft		
Primary Bedroom	Main	4.72 M X 3.72 M	15.48 Ft x 12.20 Ft		
Office	Main	4.31 M X 4.14 M	14.14 Ft x 13.58 Ft		
Sunroom	Main	11.6 M X 6.12 M	38.05 Ft x 20.07 Ft		
Sitting	Second	6.37 M X 4.78 M	20.89 Ft x 15.68 Ft		
Bedroom	Second	4.58 M X 4.37 M	15.02 Ft x 14.33 Ft		
Bedroom	Second	4.58 M X 3.59 M	15.02 Ft x 11.77 Ft		
Bedroom	Second	4.66 M X 3.71 M	15.28 Ft x 12.17 Ft		
Bedroom	Second	4.66 M X 4.17 M	15.28 Ft x 13.68 Ft		
Bathroom	Main			5	
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	

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