

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®#: **X13571200**

List Price: **\$2,625,000**

New Listing



Muskoka/Lake of Bays/Ridout

Tax Amt/Yr: **\$6,086.31/2025** Transaction: **Sale**
 SPIS: **No** DOM: **Z**
 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: Possession Date: **2026-08-01**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Finished W/O Yes Wood Bar Fridge, Primary Bedroom - Main Floor, Propane Tank, Storage	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Metal/Side, Wood No None/0.0 10.00 10.00 None 	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 UV System Dock Not Applicable Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Property Feat:	Beach, Park, Rec Centre, Waterfront, Wooded/Treed	Exterior Feat:	Hot Tub, Privacy, Year Round Living		
Roof: Foundation: Topography: Soil Type: Alternate Power:	Asphalt Shingle Concrete Block Sloping, Wooded/Treed None				
Water Name: Waterfront Y/N: Water Struc: Water Frontage: Water Features: Under Contract:	Ril Lake Yes Not Applicable 300.00 Dock Access To Property: Yr Rnd Municpal Rd, Municipal Road	Waterfront: Direct Easements/Restr: Unknown	Island YN: No		
Shoreline: Shoreline Road Allowance: Docking Type: View:	Deep, Mixed, Natural None Private Lake	Dev Charges Paid: Shoreline Exposure:	East	Water View: Direct Lot Shape: Irregular	Channel Name: 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**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/22/2026**

Rooms

MLS® #: X13571200

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

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