

Property Client Full

2517 Southwood Road, Gravenhurst, Ontario P0E 1G0

Listing

2517 Southwood Rd Gravenhurst**Active / Residential Freehold / Detached****MLS®#: X13532184****List Price: \$1,979,000****New Listing****Muskoka/Gravenhurst/Morrison**

Tax Amt/Yr: **\$5,320.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **See schedule B**
 Style: **2 Storey** Rooms Rooms+: **9+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **5000+**
 Storeys: **2.0** SF Source: **Plans**
 Lot Irreg: Lot Acres: **25 - 49.99**
 Lot Front: **363.32** Fronting On: **N**
 Lot Depth: **3,309.04** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RU**
 Dir/Cross St: **Sopher's Landing + SW**

PIN #: **480400495**
 Holdover: **60**
 Possession: **TBA**

ARN #: **440203001508800**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Full, Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Family Room, Propane, Wood**
 Interior Feat: **Auto Garage Door Remote, Bar Fridge, On Demand Water Heater, Built-In Oven, Primary Bedroom - Main Floor, Propane Tank, Sump Pump, Water Treatment**
 Parking Feat: **Front Yard Parking, Private**
 Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Elevator: **No**
 Laundry Lev: **Upper**
 Property Feat: **Part Cleared, River/Stream, Rolling, Wooded/Treed**

Exterior: **Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/5.0**
 Drive Pk Spcs: **6.00**
 Tot Pk Spcs: **10.00**
 UFFI: **No**
 Pool: **None**
 Room Size:
 Rural Services: **Electrical, Garbage Pickup, Internet High Speed**
 Security Feat: **Alarm System, Carbon Monoxide Detectors, Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available**
 Water: **Well**
 Water Supply Type: **Drilled Well, Sediment Filter UV System**
 Water Delivery Feat:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig:
 Farm Features:
 Winterized:
 Unknown

Exterior Feat: **Porch, Privacy, Year Round Living**
 Roof: **Metal, Shingles**
 Foundation: **Concrete, Poured Concrete, Slab**
 Topography: **Dry, Flat**
 Soil Type:

Waterfront Y/N: **No** Waterfront: **None**
 Water Struct: Easements/Restr:
 Under Contract: Dev Charges Paid:
 Access To Property: **Public Road, Yr Rnd Municipal Rd**

Island YN:
 HST App To SP: **Included In**

Remarks/Directions

Client Rmks: **Situated on a private 34.86-acre lot, this spacious 2-storey home offers the perfect blend of comfort, functionality, and privacy. Featuring 4 bedrooms and 4 bathrooms, the property provides plenty of space both inside and out to suit a variety of lifestyles. The home features large living areas, high ceilings, and an open, airy layout with plenty of natural light throughout. Heated floors run throughout the home as well as the shop and garage spaces as well a steel roof with a 40 year warranty, adding year-round comfort and efficiency. Step outside to a large back deck that's perfect for BBQs, entertaining guests, family events, or simply relaxing and taking in the peaceful surroundings. For vehicles, storage, or workshop space, the property includes both an attached and detached garage with a combined total of 5 indoor parking spaces, plus a large driveway with room for 10+ vehicles. Above the detached garage, you'll find additional living quarters offering added flexibility and convenience. Backing onto over 100 acres of adjacent town-owned land, the property offers exceptional privacy with virtually no nearby neighbours. Conveniently located just 10 minutes from Highway 11, this property provides easy access to Gravenhurst, Washago, and Orillia**

while still offering the quiet and privacy of country living. With expansive acreage, versatile space, and a highly desirable location, this property is a rare opportunity to enjoy the best of rural living while remaining close to everyday amenities.

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

Prepared By: **LUCAS WILHELM, Administrator**

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

Rooms

MLS®#: X13532184

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.98 M X 10.67 M	22.90 Ft x 35.01 Ft		
Dining Room	Main	5.26 M X 3 M	17.26 Ft x 9.84 Ft		
Kitchen	Main	4.06 M X 6.58 M	13.32 Ft x 21.59 Ft		
Pantry	Main	1.42 M X 1.91 M	4.66 Ft x 6.27 Ft		
Primary Bedroom	Main	3.91 M X 5.28 M	12.83 Ft x 17.32 Ft		4 Pc Ensuite
Bedroom	Second	3.73 M X 4.93 M	12.24 Ft x 16.17 Ft		
Laundry	Second	2.41 M X 2.21 M	7.91 Ft x 7.25 Ft		
Other	Second	6.93 M X 5.13 M	22.74 Ft x 16.83 Ft		
Family Room	Second	7.21 M X 9.68 M	23.65 Ft x 31.76 Ft		
Bathroom				4	
Bathroom				4	
Bathroom				5	
Bathroom				2	

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