

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®#: **X13052448**

List Price: **\$2,849,000**

New Listing



Muskoka/Lake of Bays/Ridout

Tax Amt/Yr: **\$6,086.31/2025** Transaction: **Sale**
 SPIS: **No** DOM: **4**
 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: **No** BR BR+: **5(3+2)**
 Assignment: **No** Baths (F+H): **4(3+1)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: **No** 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: **2026-06-01**

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Metal/Side, Wood	Water: Well
Basement: Yes	Garage: No	Water Supply Type: Drilled Well
Fireplace/Stv: Yes/Finished W/O	Gar/Gar Spcs: None/0.0	Water Delivery Feat: UV System
Fireplace Feat: Yes	Drive Pk Spcs: 10.00	Water Meter: None
Interior 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
Parking Feat: Private	Room Size: None	Well Capacity: None
Heat: Forced Air, Radiant	Rural Services: None	Well Depth: None
Heat Source: Propane	Security Feat: None	Sewers: Septic
A/C: Yes/Central Air		Special Desig: Unknown
Central Vac: No		Farm Features: None
Apx Age: 0-5		Winterized: Fully
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: None		
Alternate Power: None		
Water Name: Ril Lake	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Features: Dock		
Under Contract: Propane Tank	Dev Charges Paid: None	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd, Municipal Road	Shoreline Exposure: North East	
Shoreline: Deep, Mixed, Natural		
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name: None
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, and an additional 1200sqft for your imagination to design. 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 705-765-1820**

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **05/01/2026**

Rooms

MLS® #: X13052448

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.3 M X 3.6 M	7.54 Ft x 11.81 Ft		
Kitchen	Main	3.3 M X 6.8 M	10.82 Ft x 22.30 Ft		B/I Appliances
Dining Room	Main	9.8 M X 8.9 M	32.15 Ft x 29.19 Ft		
Other	Main	1.6 M X 2.6 M	5.24 Ft x 8.53 Ft		
Living Room	Main	5.4 M X 7.8 M	17.71 Ft x 25.59 Ft		Fireplace
Primary Bedroom	Main	10.1 M X 12.6 M	33.13 Ft x 41.33 Ft		4 Pc Ensuite
Sitting	Main	9.1 M X 13.8 M	29.85 Ft x 45.27 Ft		
Bedroom	Main	10.9 M X 9.4 M	35.76 Ft x 30.83 Ft		
Bedroom	Main	8.1 M X 12.2 M	26.57 Ft x 40.02 Ft		
Sunroom	Main	12 M X 14.3 M	39.37 Ft x 46.91 Ft		
Family Room	Lower	17.8 M X 21.2 M	58.39 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 42.97 Ft		
Bedroom	Lower	12.1 M X 11.4 M	39.69 Ft x 37.40 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