

Property Client Full

1012 Mill Street, Muskoka Lakes, Ontario P0C 1A0

Listing

1012 Mill St Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13414090**

List Price: **\$799,000**

Price Decrease

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$2,859.89/2025** Transaction: **Sale**
 SPIS: **No** DOM: **88**
 Legal Desc: **LT 68 PL 17 MEDORA; PT LT 78 PL 19 MEDORA PT 2 35R23228; MUSKOKA LAKES**

Style: **2 Storey** Rooms Rooms+: **10+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **2.0** SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **90.00** Fronting On: **S**
 Lot Depth: **239.40** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Muskoka Rd. 169 & Mill St.**

PIN #: **481541110** ARN #: **445307001000600** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Unknown**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Crawl Space Yes Family Room, Propane Auto Garage Door Remote, Carpet Free, Built-In Oven, Propane Tank, Water Meter	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Brick Yes Attached Garage/1.0 10.00 11.00 None Carbon Monoxide Detectors, Smoke Detector	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Hydro, Sewers, Cable Available, Telephone Available Municipal Yes Sewer Unknown
Parking Feat: Heat: Heat Source: A/C: Central Vac: Laundry Lev: Property Feat:	Private Double, Private Heat Pump Propane Yes/Other No Main Clear View, Library, Park, Place of Worship	Roof: Foundation: Topography: Soil Type:	Metal Poured Concrete Flat		
Waterfront Y/N: Water Struct: Under Contract: Access To Property: View:	No Propane Tank Yr Rnd Municipal Rd, Municipal Road Garden, Lake	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	 	Island YN: HST App To SP: Included In Lot Size Source: GeoWarehouse	

Remarks/Directions

Client Rmks: **Exceptional value in the heart of Bala, this bright and beautifully maintained family home is a must see. Offered furnished showcasing numerous recent upgrades, including a renovated kitchen and newly paved driveway. Thoughtfully designed with an open-concept layout and views of the Moon River, the property also features a private, landscaped yard with plenty of space for children to play. Conveniently located directly across from a public boat launch with easy access to the Moon River and Lake Muskoka just minutes away. Enjoy all the charm of Bala, renowned for its vibrant cottage-town atmosphere, boutiques, dining, shops, and the iconic The KEE to Bala. Municipal services included. An extraordinary opportunity offering incredible value in one of Muskoka's most beloved communities.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/04/2026**

Rooms

MLS®#: **X13414090**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.7 M X 6.6 M	12.14 Ft x 21.65 Ft		Laminate, Large Window
Dining Room	Main	4.3 M X 3.8 M	14.11 Ft x 12.47 Ft		Laminate, Large Window, Pot Lights

Family Room	Main	4.8 M X 4 M	15.75 Ft x 13.12 Ft	Fireplace, French Doors, W/O To Yard Open Concept, Stainless Steel Appliances, Quartz Counter Laminate, Window, Laundry Sink 4 Pc Bath, Bay Window, Hardwood Floor Bay Window, Hardwood Floor Bay Window, Hardwood Floor, Large Closet Bay Window, Closet, Hardwood Floor Hardwood Floor, Window
Kitchen	Main	3.6 M X 3.9 M	11.81 Ft x 12.80 Ft	
Laundry	Main	2.4 M X 2.9 M	7.87 Ft x 9.51 Ft	
Primary Bedroom	Second	3.7 M X 6.6 M	12.14 Ft x 21.65 Ft	
Bedroom	Second	3.9 M X 4 M	12.80 Ft x 13.12 Ft	
Bedroom	Second	4.3 M X 4.4 M	14.11 Ft x 14.44 Ft	
Bedroom	Second	4.3 M X 4.1 M	14.11 Ft x 13.45 Ft	
Office	Second	2.13 M X 1.91 M	6.99 Ft x 6.27 Ft	
Bathroom	Main			
Bathroom	Second			

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