

## 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: **\$849,000**

New Listing

### Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$2,859.89/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **0**  
 Legal Desc: **LT 68 PL 17 MEDORA; PT LT 78 PL 19 MEDORA PT 2 35R23228; MUSKOKA LAKES**

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

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

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

### 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: **06/08/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	3.7 M X 6.6 M	12.13 Ft x 21.65 Ft		Laminate, Large Window
Dining Room	Main	4.3 M X 3.8 M	14.10 Ft x 12.46 Ft		Laminate, Large Window, Pot Lights

<b>Family Room</b>	<b>Main</b>	<b>4.8 M X 4 M</b>	<b>15.74 Ft x 13.12 Ft</b>	<b>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</b>
<b>Kitchen</b>	<b>Main</b>	<b>3.6 M X 3.9 M</b>	<b>11.81 Ft x 12.79 Ft</b>	
<b>Laundry</b>	<b>Main</b>	<b>2.4 M X 2.9 M</b>	<b>7.87 Ft x 9.51 Ft</b>	
<b>Primary Bedroom</b>	<b>Second</b>	<b>3.7 M X 6.6 M</b>	<b>12.13 Ft x 21.65 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>3.9 M X 4 M</b>	<b>12.79 Ft x 13.12 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>4.3 M X 4.4 M</b>	<b>14.10 Ft x 14.43 Ft</b>	
<b>Bedroom</b>	<b>Second</b>	<b>4.3 M X 4.1 M</b>	<b>14.10 Ft x 13.45 Ft</b>	
<b>Office</b>	<b>Second</b>	<b>2.13 M X 1.91 M</b>	<b>6.98 Ft x 6.26 Ft</b>	
<b>Bathroom</b>	<b>Main</b>		<b>2</b>	
<b>Bathroom</b>	<b>Second</b>		<b>4</b>	

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