

Property Client Full

18 5KL Island Kahshe Lake, Gravenhurst, Ontario P0E 1G0

Listing

**18 5KL Island Kahshe Lake Gravenhurst**  
**Active / Residential Freehold / Detached**

MLS®#: **X13518810**  
 List Price: **\$995,000**

**New Listing**



**Muskoka/Gravenhurst/Morrison**

Tax Amt/Yr: **\$3,748.40/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **PCL 21896 SEC MUSKOKA; PT ISLAND #1 OR BURNT ISLAND IN LAKE KAH-SHE-SHE-BOG-A-MOG MORRISON BEING GORDON POINT AS IN PM1662; RESERVING A STRIP OF LAND 10 FT IN PERPENDICULAR WIDTH ALONG THE SHORE OF SAID LAKE; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **7+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source: **Other**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **475.00** Fronting On: **W**  
 Lot Depth: **0.00** Builder Name:  
 Lot Size Code: **Feet**

Zoning: **RW-6F1**  
 Dir/Cross St: **North Kashe Lake Rd to Wigwam Rd, to 1040 Oak Road to end of driveway.North Kashe Lake Rd to Wigwam Rd, to 1040 Oak Road to end of driveway.**

PIN #: **480430356** ARN #: **440203002507800** Contact After Exp: **No**  
 Holdover: **60** Survey Year/Type: **Available**  
 Possession: **TBA** Possession Date:

Kitch Kitch +	<b>1 (1+0)</b>	Exterior:	<b>Wood</b>	Water:	<b>Other</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water Supply Type:	<b>Lake/River</b>
Basement:	<b>/None</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Delivery Feat:	<b>Water Treatment</b>
Fireplace/Stv:	<b>No</b>	Drive Pk Spcs:	<b>0.00</b>	Water Meter:	
Interior Feat:	<b>Water Heater Owned</b>	Tot Pk Spcs:	<b>4.00</b>	Waterfront Feat:	<b>Island, Dock, Stairs to Waterfront</b>
Heat:	<b>Baseboard</b>	Pool:	<b>None</b>	Waterfront Struc:	<b>Not Applicable</b>
Heat Source:	<b>Electric</b>	Room Size:		Well Capacity:	
A/C:	<b>/None</b>	Rural Services:		Well Depth:	
Central Vac:	<b>No</b>	Security Feat:		Sewers:	<b>Septic</b>
Property Feat:				Special Desig:	<b>Unknown</b>
Exterior Feat:	<b>Deck, Seasonal Living</b>			Farm Features:	
Roof:	<b>Metal</b>			Winterized:	
Foundation:	<b>Piers</b>				
Soil Type:					
Alternate Power:	<b>None</b>				
Water Name:	<b>Kahshe Lake</b>	Waterfront:	<b>Direct</b>	Island YN:	<b>Yes</b>
Waterfront Y/N:	<b>Yes</b>	Easements/Restr:	<b>Easement</b>		
Water Struct:	<b>Not Applicable</b>				
Water Frontage:	<b>144.78</b>				
Water Features:	<b>Island, Dock, Stairs to Waterfront</b>				
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Water Only</b>				
Shoreline:	<b>Deep, Rocky, Sandy</b>	Shoreline Exposure:	<b>All</b>		
Shoreline Road Allowance:	<b>None</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Lake, Panoramic, Trees/Woods</b>	Lot Shape:		Lot Size Source:	<b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **Experience the charm of island living on beautiful Kahshe Lake. Surrounded by stunning 360-degree water views, this unique property offers the perfect setting to enjoy everything Muskoka has to offer. The classic Panabode cottage, built in 1965, is full of warmth and character, making it an ideal place to relax, unwind, and create lasting family memories. With water surrounding the property, you'll enjoy peaceful scenery, beautiful sunrises and sunsets, and a true cottage-country atmosphere. Conveniently located just a two-minute boat ride from the mainland, the property includes its own dedicated parking space and private boat dock, making access simple and hassle-free. Whether you're looking for a family cottage, a weekend escape, or a place to experience the beauty of Muskoka, this charming island property offers timeless appeal and an unforgettable waterfront lifestyle.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **07/03/2026**

Rooms

**MLS®#: X13518810**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Bedroom</b>	<b>Main</b>	<b>2.93 M X 2.81 M</b>	<b>9.61 Ft x 9.22 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>2.95 M X 3.05 M</b>	<b>9.68 Ft x 10.01 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.96 M X 3.04 M</b>	<b>9.71 Ft x 9.97 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>2.95 M X 2.96 M</b>	<b>9.68 Ft x 9.71 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>2.97 M X 2.05 M</b>	<b>9.74 Ft x 6.73 Ft</b>		
<b>Other</b>	<b>Main</b>	<b>4.22 M X 1.78 M</b>	<b>13.85 Ft x 5.84 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>4.23 M X 5.99 M</b>	<b>13.88 Ft x 19.65 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	

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