

Property Client Full

1088 Acton Island Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1088 Acton Island Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13603656**

List Price: **\$2,795,000**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$9,991.84/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **See schedule "B"**

Style: **1 1/2 Storey** Rooms Rooms+: **9+0**
Fractional Ownership: **No** BR BR+: **4(3+1)**
Assignment: **No** Baths (F+H): **3(3+0)**
Link: **No** SF Range: **2500-3000**
Storeys: **1.5** SF Source: **Other**
Lot Irreg: Lot Acres: **2 - 4.99**
Lot Front: **255.00** Fronting On: **S**
Lot Depth: **164.00** Builder Name:
Lot Size Code: **Feet**
Zoning: **WR2 & WR5**
Dir/Cross St: **Hwy 169 & Acton Island Road**

PIN #: **481550220** ARN #: **445306001704500** Contact After Exp: **No**
Holdover: **0** Survey Year/Type: **1998/Boundary Onl**
Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Full, Half, Partially Finished Yes Wood Generator - Full, Guest Accommodations, Sewage Pump, Water Heater Owned, Water Treatment	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Room Size: Energy Cert: Rural Services:	Board/Batten, Log Yes Detached Garage/2.0 8.00 10.00 No None No No Cell Services, Cable, Electrical	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	No Gas, Hydro, No Sewers, No Cable, Telephone Available Other Drilled Well Yes Boat Slip, Beachfront, Boat Lift, Boathouse Boat House, Single Slip Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Retirement: Property Feat:	Circular Drive Baseboard Electric, Propane /None No 31-50 Lower No Beach, Golf, Lake/Pond, Marina, Place of Worship, Waterfront	Security Feat:	Carbon Monoxide Detectors, Smoke Detector		
Exterior Feat:	Landscaped, Patio, Porch Enclosed, Private Pond, Year Round Living				
Roof: Foundation: Topography: Soil Type: Alternate Power: Phys Hdcp-Eqp:	Asphalt Shingle Concrete, Concrete Block Flat, Wooded/Treed Generator - wired No				
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract:	Lake Muskoka Yes Boat House, Single Slip 77.70 Boat Slip, Beachfront, Boat Lift, Boathouse No	Waterfront: Direct Easements/Restr: Easement, Right of Way Dev Charges Paid: No	Island YN: No	HST App To SP: Included In	
Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Municipal Road Clean, Natural, Sandy None Private Bay, Lake	Shoreline Exposure: South East Water View: Direct Lot Shape: Irregular	Channel Name: Lot Size Source: GeoWarehouse		

Remarks/Directions

Client Rmks: **Experience classic Lake Muskoka living on this exceptional property offering 255 feet of pristine shoreline and 3.8 acres of privacy. With a beautiful packed sand beach, there's plenty of space to enjoy long summer days on the water with family and friends. Designed for both relaxation and recreation, the waterfront features a two-slip dock, including one covered slip inside the boat port equipped with a boat lift. The boat port also offers generous storage for all your waterfront essentials, while the expansive rooftop deck provides the perfect setting for entertaining or soaking in the breathtaking lake views. A detached two-car garage is complemented by finished open-concept guest accommodations above, complete with a 3-piece bathroom, making it an ideal space for visitors or extended family. The property has also benefited from numerous improvements over the years, including updated bathrooms, new kitchen countertops, a**

renovated basement, all windows replaced in 2024, exterior painting of all buildings in 2025, and new eavestroughs with leaf filters installed in 2025. A complete list of upgrades is available upon request. Offering incredible privacy, sought-after waterfront, and outstanding amenities, this is a rare opportunity to enjoy everything Lake Muskoka has to offer.

Inclusions: **Appliances (getting Chattel list)**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/24/2026**

Rooms

MLS® #: X13603656

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Family Room	Main	3.97 M X 8.12 M	13.02 Ft x 26.64 Ft		
Kitchen	Main	4.63 M X 4.81 M	15.19 Ft x 15.78 Ft		
Breakfast	Main	1.96 M X 4.81 M	6.43 Ft x 15.78 Ft		
Sunroom	Main	3.97 M X 4.18 M	13.02 Ft x 13.71 Ft		
Primary Bedroom	Main	3.83 M X 4.56 M	12.57 Ft x 14.96 Ft		4 Pc Ensuite, W/I Closet
Dining Room	Main	6.5 M X 2.9 M	21.33 Ft x 9.51 Ft		
Family Room	Main	6.5 M X 5.09 M	21.33 Ft x 16.70 Ft		
Bedroom	Second	3.98 M X 3.83 M	13.06 Ft x 12.57 Ft		
Bedroom	Second	3.92 M X 3.81 M	12.86 Ft x 12.50 Ft		
Recreation	Basement	5.22 M X 5.55 M	17.13 Ft x 18.21 Ft		
Bedroom	Basement	3.59 M X 4.14 M	11.78 Ft x 13.58 Ft		
Laundry	Basement	6.7 M X 3.86 M	21.98 Ft x 12.66 Ft		
Bathroom	Main			4	
Bathroom	Main			3	
Bathroom	Basement			3	

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