Property Client Full

1047 Brandy Crest Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1047 Brandy Crest Rd Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X13548294
List Price: **$1,840,000**
Price Decrease



Muskoka/Muskoka Lakes/Watt

Tax Amt/Yr:	**$5,420.24/2025**	Transaction:	**Sale**
SPIS:	**No**	DOM	**125**
Legal Desc:	**PCL22666 SEC Muskoka; PT LT 32 CON 1 Watt PT 2 BR583; Muskoka Lakes; The District Municipality of Muskoka**		
Style:	**Bungalow**	Rooms Rooms+:	**5+0**
Fractional Ownership:		BR BR+:	**3(3+0)**
Assignment:		Baths (F+H):	**3(2+1)**
Link:	**No**	SF Range:	**2500-3000**
Storeys:	**1.0**	SF Source:	**Other**
Lot Irreg:		Lot Acres:	**0.50 - 1.99**
Lot Front:	**185.00**	Fronting On:	**S**
Lot Depth:	**222.29**	Builder Name:	
Lot Size Code:	**Feet**		
Zoning:	**WR5-7**		
Dir/Cross St:	**HWY 118/Brandy Crest**		

PIN #:	**481400044**	ARN #:	**445302000601100**	Contact After Exp:	**No**
Holdover:	**90**			Survey Year/Type:	**None**
Possession:	**Flexible**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Vinyl Siding**	Utilities:	**Hydro, Cable Available, Telephone Available**
Fam Rm:	**Yes**	Garage:	**Yes**		
Basement:	**Yes/Finished W/O, Full**	Gar/Gar Spcs:	**Attached Garage/2.0**	Water:	**Well**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**8.00**	Water Supply Type:	**Drilled Well**
Fireplace Feat:	**Propane, Wood**	Tot Pk Spcs:	**10.00**	Water Delivery Feat:	**Water Treatment**
Interior Feat:	**Air Exchanger, Auto Garage Door Remote, ERV/HRV, Generator - Full, Sauna, Water Treatment**	Pool:	**None**	Water Meter:	
		Room Size:		Waterfront Feat:	**Dock**
		Rural Services:		Waterfront Struc:	**Not Applicable**
		Security Feat:	**Alarm System, Carbon Monoxide Detectors, Smoke Detector, Security System**	Well Capacity:	
Parking Feat:	**Private**			Well Depth:	
Heat:	**Forced Air**			Sewers:	**Septic**
Heat Source:	**Propane**			Special Desig:	**Unknown**
A/C:	**/None**			Farm Features:	
Central Vac:	**No**			Winterized:	**Fully**
Laundry Lev:	**Main**				
Property Feat:	**Golf, Lake/Pond, Library, Waterfront, Wooded/Treed**				
Exterior Feat:	**Deck, Fishing, Hot Tub, Landscaped, Year Round Living**				
Roof:	**Shingles**				
Foundation:	**Insulated Concrete Form**				
Soil Type:					
Alternate Power:	**Generator – wired**				

Water Name:	**Brandy Lake**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Not Applicable**	Easements/Restr:	**Unknown**		
Water Frontage:	**56.33/Meters**				
Water Features:	**Dock**				
Under Contract:	**Propane Tank**	Dev Charges Paid:		HST App To SP:	**Not Subject to HST**
Access To Property:	**Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Deep**	Shoreline Exposure:	**North**		
Shoreline Road Allowance:	**Not Owned**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:	**Lake, Trees/Woods, Water**	Lot Shape:	**Irregular**	Lot Size Source:	**GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to Brandy Lake, where timeless Muskoka living meets effortless luxury. Set along 185 feet of pristine shoreline with deep water and classic Muskoka granite, this impeccably maintained year-round waterfront retreat offers exceptional privacy on one of Muskoka's most sought-after family lakes. Designed for both quiet moments and memorable gatherings, the home features 3 bedrooms, 3 bathrooms, a sun-filled Muskoka Room, and an open-concept kitchen, dining, and living space that invites everyone together. An attached insulated garage leads into a spacious mudroom and laundry, while the walkout lower level opens to a private hot tub and a granite fire pit-perfect for relaxing after a day spent on the water. Swim from the dock, spend the afternoon boating, or simply enjoy the peaceful surroundings from the shoreline. Every detail has been thoughtfully cared for, creating a property that is as welcoming as it is beautiful. Just minutes from Port Carling, the heart of the Muskoka Lakes, you'll enjoy easy access to boutique shopping, exceptional dining, golf, marinas, art galleries, and all the amenities of Muskoka's most vibrant cottage community. Offering year-round comfort, outstanding waterfront, and an exceptional location, this is more than a cottage-it's where family traditions are made and cherished for generations.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-645-5257**

Prepared By: MYAN MCLEAN, Administrator **Date Prepared: 11/12/2026**

Rooms

MLS®#: X13548294

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	**Main**	**2.37 M X 1.86 M**	**7.78 Ft x 6.10 Ft**		
Kitchen	**Main**	**4.02 M X 6.52 M**	**13.19 Ft x 21.39 Ft**		
Dining Room	**Main**	**4.68 M X 3.23 M**	**15.35 Ft x 10.60 Ft**		
Living Room	**Main**	**5.17 M X 7.89 M**	**16.96 Ft x 25.89 Ft**		
Sunroom	**Main**	**4.49 M X 2.56 M**	**14.73 Ft x 8.40 Ft**		
Bathroom	**Main**	**2.43 M X 1.48 M**	**7.97 Ft x 4.86 Ft**		**4 Pc Bath**
Bedroom	**Main**	**3.62 M X 3.91 M**	**11.88 Ft x 12.83 Ft**		
Bathroom	**Main**	**3.02 M X 3.91 M**	**9.91 Ft x 12.83 Ft**		**5 Pc Ensuite**
Primary Bedroom	**Main**	**6.01 M X 4.73 M**	**19.72 Ft x 15.52 Ft**		
Laundry	**Main**	**2.33 M X 2.32 M**	**7.64 Ft x 7.61 Ft**		
Recreation	**Lower**	**6.23 M X 7.6 M**	**20.44 Ft x 24.93 Ft**		
Bedroom	**Lower**	**6.03 M X 5.83 M**	**19.78 Ft x 19.13 Ft**		
Bathroom	**Lower**	**2.25 M X 0.94 M**	**7.38 Ft x 3.08 Ft**		**2 Pc Bath**

---------- Washrooms ----------

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom	**Main**			**4**	
Bathroom	**Main**			**5**	
Bathroom	**Lower**			**2**	

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