

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: **\$1,998,999**

New Listing

Muskoka/Muskoka Lakes/Watt



Tax Amt/Yr: **\$5,420.24/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
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: **2000-2500**
Storeys: **1.0** SF Source: **Other**
Lot Irreg: **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 + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Finished W/O, Full Yes Propane, Wood Air Exchanger, Auto Garage Door Remote, ERV/HRV, Generator - Full, Rural Services: Sauna, Water Treatment Private Forced Air Propane /None No Main Golf, Lake/Pond, Library, Waterfront, Wooded/Treed Deck, Fishing, Hot Tub, Landscaped, Year Round Living Shingles Insulated Concrete Form Generator - wired Brandy Lake Yes Not Applicable 56.33 Dock Propane Tank Yr Rnd Muncpal Rd Clean, Deep Not Owned Private Lake, Trees/Woods, Water	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Vinyl Siding Yes Attached Garage/2.0 8.00 10.00 None Alarm System, Carbon Monoxide Detectors, Smoke Detector, Security System	Utilities: Water: Water Supply Type: Water Delivery Feat: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Hydro, Cable Available, Telephone Available Well Drilled Well Water Treatment Dock Not Applicable Septic Unknown Fully
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Waterfront: **Direct** Island YN: **No**
Easements/Restr: **Unknown**
Dev Charges Paid: HST App To SP: **Not Subject to HST**
Shoreline Exposure: **North**
Water View: **Direct** Channel Name:
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.**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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		
Bedroom	Main	3.62 M X 3.91 M	11.88 Ft x 12.83 Ft		
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		
Office	Lower	6.03 M X 5.83 M	19.78 Ft x 19.13 Ft		
Bathroom	Main			4	
Bathroom	Main			5	
Bathroom	Lower			2	