

Property Client Full

M81 PINE ISLAND #1 & 1B Island, Muskoka Lakes, Ontario P1L 1W8

Listing

M81 PINE ISLAND #1 & 1B Islnd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13542488**

List Price: **\$4,615,000**

New Listing

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)



Tax Amt/Yr: \$15,617.36/2025	Transaction: Sale	
SPIS: No	DOM: 0	
Legal Desc: See Schedule B		
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Style: 2 Storey	Rooms Rooms+: 9+0	
Fractional Ownership:	BR BR+: 5(4+1)	
Assignment:	Baths (F+H): 5(4+1)	
Link: No	SF Range: 3500-5000	
Stores: 2.0	SF Source: Plans	
Lot Irreg:	Lot Acres: 2 - 4.99	
Lot Front: 619.00	Fronting On: N	
Lot Depth: 0.00	Builder Name:	
Lot Size Code: Feet		
Dir/Cross St: North side of Pine Island		

PIN #: 481960252	ARN #: 445309000304710	Contact After Exp: No
Holdover: 60		Survey Year/Type: Available
Possession: TBA	Possession Date:	

Kitch Kitch + 1 (1+0)	Exterior: Stone, Wood	Water: Other
Fam Rm: Yes	Garage: Yes	Water Supply Type: Lake/River
Basement: Yes/Finished, Full, Walk Out	Gar/Gar Spcs: Attached Garage/1.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 2.00	Waterfront Feat: Stairs to Waterfront Boat House, With Accommodation Above, Two Storey
Fireplace Feat: Wood	Tot Pk Spcs: 3.00	Waterfront Struc:
Interior Feat: Auto Garage Door Remote, Central Vacuum	Pool: None	Well Capacity:
Heat: Forced Air, Radiant	Room Size:	Well Depth:
Heat Source: Electric	Rural Services:	Sewers: Septic
A/C: Yes/Central Air	Security Feat:	Special Desig: Unknown
Central Vac: Yes		Farm Features:
Property Feat:		Winterized:
Roof: Shake		
Foundation: Poured Concrete		
Soil Type:		
Alternate Power: Other		
Water Name: Lake Muskoka		
Waterfront Y/N: Yes	Waterfront: Direct	Island YN: Yes
Water Struct: Boat House, With Accommodation Above, Two Storey	Easements/Restr: Easement	
Water Frontage: 188.64		
Water Features: Stairs to Waterfront		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Water Only, By Water		
Shoreline: Deep, Natural, Rocky	Shoreline Exposure: North, West	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View:	Lot Shape:	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **A rare opportunity to create a legacy family compound on iconic Lake Muskoka. Set on picturesque Pine Island, this exceptional west-facing offering combines a beautifully appointed waterfront cottage with an adjoining vacant lot, providing an extraordinary 618 feet of shoreline and over 4.3 acres of private waterfront. Just a 5-minute boat ride from Gordon Bay on Lake Muskoka, this water-access property offers the perfect balance of convenience, privacy, and the timeless Muskoka lifestyle. The existing 3,919 sq. ft. cottage features 4 bedrooms and 4 bathrooms, nestled among mature trees and overlooking the lake with breathtaking sunset views. At the water's edge, the three-slip, two-storey boathouse creates an incredible setting for entertaining, relaxing, and making lasting memories with family and friends. The boathouse also offers an additional 1-bedroom, 1-bathroom guest accommodation, while all three boat slips are equipped with Sunstream boat lifts. Two additional Sea-Doo slips with Sunstream lifts further enhance this exceptional waterfront setup. The adjoining vacant lot further elevates this unique offering, presenting exceptional development potential with deep water, easy building conditions, and the ability to construct a custom cottage with a total development footprint of approximately 6,000 square feet, including the opportunity for a two-storey boathouse (subject to applicable approvals and regulations). Whether enjoyed as an expansive private estate, a multi-generational family compound, or a legacy property to be cherished for generations, opportunities like this on Lake Muskoka are exceptionally rare.**

Inclusions: **(2) Dishwashers, (2) Dryers, (2) Washers, Garage Door Opener, Microwave, (4) Refrigerators, (2) Beverage Fridges, Satellite Equipment, Stove, Portable gas generator**

Rooms

MLS® #: X13542488

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.5 M X 5.02 M	8.20 Ft x 16.47 Ft		
Living Room	Main	7.53 M X 4.99 M	24.70 Ft x 16.37 Ft		
Dining Room	Main	5.36 M X 2.74 M	17.59 Ft x 8.99 Ft		
Kitchen	Main	5.36 M X 2.74 M	17.59 Ft x 8.99 Ft		
Sunroom	Main	4.54 M X 5.78 M	14.90 Ft x 18.96 Ft		
Powder Room	Main	2.26 M X 1.51 M	7.41 Ft x 4.95 Ft		
Sitting	Main	4.75 M X 5.62 M	15.58 Ft x 18.44 Ft		
Primary Bedroom	Main	4.49 M X 5.62 M	14.73 Ft x 18.44 Ft		
Recreation	Lower	9.45 M X 8.29 M	31.00 Ft x 27.20 Ft		
Utility Room	Lower	7.42 M X 2.42 M	24.34 Ft x 7.94 Ft		
Bedroom	Lower	4.68 M X 5.53 M	15.35 Ft x 18.14 Ft		
Laundry	Lower	2.06 M X 2.05 M	6.76 Ft x 6.73 Ft		
Bedroom	Upper	2.48 M X 4.28 M	8.14 Ft x 14.04 Ft		
Bedroom	Upper	2.4 M X 4.28 M	7.87 Ft x 14.04 Ft		
Bathroom				2	
Bathroom				3	

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