

Property Client Full

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

Listing

M81 PINE ISLAND #1 Islnd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13542484**

List Price: **\$3,879,000**

New Listing

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)



Tax Amt/Yr:	\$13,988.56/2025	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	See Schedule B		
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
Storeys:	2.0	SF Source:	Plans
Lot Irreg:		Lot Acres:	2 - 4.99
Lot Front:	308.05	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 Delivery Feat:	Heatd WaterIne
Fireplace/Stv:	Yes	Drive Pk Spcs:	2.00	Water Meter:	
Fireplace Feat:	Wood	Tot Pk Spcs:	3.00	Waterfront Feat:	Stairs to Waterfront
Interior Feat:	Auto Garage Door Remote, Central Vacuum	Pool:	None	Waterfront Struc:	Boat House, With Accommodation Above, Two Storey
Heat:	Forced Air, Radiant	Room Size:		Well Capacity:	
Heat Source:	Electric	Rural Services:		Well Depth:	
A/C:	Yes/Central Air	Security Feat:		Sewers:	Septic
Central Vac:	Yes			Special Desig:	Unknown
Property Feat:				Farm Features:	
Roof:	Shake			Winterized:	
Foundation:	Poured Concrete				
Soil Type:					
Alternate Power:	Other				
Water Name:	Lake Muskoka				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	Yes
	Boat House, With				
Water Struc:	Accommodation Above, Two Storey	Easements/Restr:	Easement		
Water Frontage:	94.00				
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: **Experience classic Lake Muskoka living from this exceptional west-facing island property, offering 308 feet of shoreline and breathtaking sunset views. Just a 5-minute boat ride from Gordon Bay On Lake Muskoka, this private retreat combines convenience with the peacefulness of island life. The 3,919 sq. ft. cottage features 4 bedrooms and 4 bathrooms, providing plenty of space for family and guests. Tucked among the trees for privacy, the cottage overlooks the lake while a three-slip, two-storey boathouse sits at the water's edge, creating the perfect setting for lakeside entertaining, relaxing, and enjoying everything Muskoka has to offer. The boathouse also includes an additional 1-bedroom, 1-bathroom guest accommodation, offering extra space for family and visitors. All three boat slips are equipped with Sunstream boat lifts, while two additional Sea-Doo slips with Sunstream lifts provide exceptional convenience for waterfront living. Whether you're spending the day on the water, gathering on the expansive waterfront deck, or watching the sun set over Lake Muskoka, this property offers the opportunity to enjoy one of the region's most sought-after waterfront locations.**

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

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **07/09/2026**

Rooms

MLS® #: X13542484

<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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