

Property Client Full

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

Listing

M81 PINE ISLAND 1B Islnd Muskoka Lakes
Active / Residential Freehold / Vacant Land

MLS®#: X13542490
List Price: \$899,000

New Listing

Muskoka/Muskoka Lakes/Monck (Muskoka Lakes)



Tax Amt/Yr: **\$1,628.30/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **See Schedule B**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **310.50** Fronting On: **N**
 Lot Depth: **350.00** Builder Name:
 Lot Size Code: **Feet**

Dir/Cross St: **North Side of Pine Island**

PIN #:		ARN #:		Contact After Exp:	No
Holdover:	60			Survey Year/Type:	Available
Possession:	TBA	Possession Date:			
Kitch Kitch +	0 (0+)	Garage:		Utilities:	No Gas, Hydro Available
Heat Source:		Room Size:			No Sewers, No Cable,
Central Vac:	No	Rural Services:			Telephone Available
Property Feat:		Security Feat:		Water Supply Type:	
Soil Type:				Water Meter:	
Alternate Power:	None			Waterfront Feat:	Not Applicable
				Waterfront Struc:	Not Applicable
				Well Capacity:	
				Well Depth:	
				Special Desig:	Unknown
				Farm Features:	
				Winterized:	
Water Name:	Lake Muskoka	Waterfront:	Direct	Island YN:	Yes
Waterfront Y/N:	Yes	Easements/Restr:	Easement		
Water Struct:	Not Applicable				
Water Frontage:	94.64				
Water Features:	Not Applicable	Dev Charges Paid:		HST App To SP:	Included In
Under Contract:					
Access To Property:	Water Only	Shoreline Exposure:	North West		
Shoreline:	Natural				
Shoreline Road Allowance:	None	Water View:	Direct	Channel Name:	
Docking Type:	None				

Remarks/Directions

Client Rmks: **Build your dream on iconic Lake Muskoka. This exceptional west-facing waterfront lot on Pine Island offers 310 feet of pristine shoreline, 2.174 acres of privacy, and breathtaking sunset views across one of Muskoka's most sought-after lakes. Surrounded by mature forest and accessed exclusively by boat, this remarkable property offers the peace and seclusion that define the island lifestyle. With deep water, excellent building conditions, and generous development potential, this property is ideally suited for creating a custom waterfront retreat. The site permits a total development footprint of approximately 6,000 square feet, including the opportunity to construct a coveted two-storey boathouse (subject to applicable approvals and regulations). Whether you're envisioning a modern lakehouse or a timeless family cottage, this rare vacant parcel provides the space, shoreline, and flexibility to bring your vision to life on one of Canada's premier lakes.**

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

Prepared By: **MYAN MCLEAN, Administrator**

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