

Property Client Full

1216 Hamills Point Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1216 Hamills Point Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13664878**

List Price: **\$4,399,000**

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$10,140.64/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 20197 SEC MUSKOKA; LT 5 PL M432 MEDORA; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: **Other 171.16 D & 73.20 + 105.26 Frontage** Lot Acres:
 Lot Front: **105.26** Fronting On: **S**
 Lot Depth: **248.76** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hamills Point Road & Muskoka Rd 169**

PIN #: **481460231** ARN #: **445304000503000** Contact After Exp: **No**
 Holdover: **120** Survey Year/Type: **Unknown**
 Possession: **30-60 Days/ Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Board/Batten	Water: Well
Basement: Yes/Finished W/O	Garage: No	Water Supply Type:
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace Feat: Family Room	Drive Pk Spcs: 6.00	Waterfront Feat: Dock
Interior Feat: Carpet Free	Tot Pk Spcs: 6.00	Waterfront Struc: Not Applicable
Heat: Baseboard	Pool: None	Well Capacity:
Heat Source: Electric	Room Size:	Well Depth:
A/C: Yes/Window Unit	Rural Services:	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Property Feat: Lake/Pond		Farm Features:
Exterior Feat: Deck, Landscaped, Patio		Winterized:
Roof: Metal		
Foundation: Concrete		
Soil Type:		
Alternate Power: Other		
Water Name: Lake Joseph	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Frontage: 200.26		
Water Features: Dock		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Other		
Shoreline: Clean	Shoreline Exposure:	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View:	Lot Shape: Irregular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Welcome to an extraordinary opportunity on prestigious Lake Joseph, where timeless Muskoka charm meets one of the region's most coveted waterfront settings. Boasting 200 feet of prime south-facing shoreline, this exceptional four-season retreat captures breathtaking panoramic views and features a private sandy beach, offering an unparalleled lakeside lifestyle in one of Canada's most exclusive destinations. Offering approximately 2,500 square feet of living space across two levels, the cottage features four spacious bedrooms, two full bathrooms, a bright walk-out lower level, and inviting living spaces designed for both relaxing weekends and unforgettable gatherings. The open dining area extends effortlessly onto an expansive waterfront deck, creating the perfect backdrop for entertaining, dining al fresco, or simply taking in the beauty of Lake Joseph. Thoughtfully maintained and extensively improved, the property features new upper and lower-level bathrooms, a new washer and dryer, new kitchen vinyl flooring, a new dishwasher, and a water filtration system, allowing you to enjoy the cottage from day one. The current owner has also invested over \$600,000 into the permanent oversized grandfathered dock-an incredibly rare and valuable feature on Lake Joseph that enhances both the property's legacy and long-term appeal. Whether you envision enjoying the cottage exactly as it is, creating a beautifully renovated retreat, or designing a custom luxury waterfront estate, this remarkable property offers endless potential. With the possibility of a two-slip boathouse (subject to approvals) and convenient year-round access via a municipally maintained road, opportunities like this are becoming increasingly rare. A true South Lake Joseph offering, this is your chance to own an exceptional piece of Muskoka waterfront and create a legacy property that will be enjoyed for generations.**

Inclusions: **All Appliances & ELF's,**

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>
Living Room	Main	4.79 M X 6.36 M	15.72 Ft x 20.87 Ft		Large Window, Open Concept, Vaulted Ceiling
Kitchen	Main	2.97 M X 7.25 M	9.74 Ft x 23.79 Ft		Open Concept, Vaulted Ceiling, Window
Dining Room	Main	4.79 M X 3.57 M	15.72 Ft x 11.71 Ft		Open Concept, Vaulted Ceiling, W/O To Deck
Primary Bedroom	Main	3.6 M X 4.41 M	11.81 Ft x 14.47 Ft		Closet, Hardwood Floor, Vaulted Ceiling
Bedroom	Main	2.89 M X 3.21 M	9.48 Ft x 10.53 Ft		Closet, Hardwood Floor, Vaulted Ceiling
Bedroom	Lower	2.59 M X 3.51 M	8.50 Ft x 11.52 Ft		Closet, Hardwood Floor, Large Window
Bedroom	Lower	4.54 M X 3.51 M	14.90 Ft x 11.52 Ft		Hardwood Floor, Window
Family Room	Lower	4.49 M X 6.21 M	14.73 Ft x 20.37 Ft		Hardwood Floor, W/O To Patio, Window
Recreation	Lower	2.76 M X 4.25 M	9.06 Ft x 13.94 Ft		Hardwood Floor, W/O To Patio
Other	Lower	7.36 M X 4.34 M	24.15 Ft x 14.24 Ft		Combined w/Laundry
Bathroom				3	
Bathroom				4	