

Property Client Full

1048 Brackenrig Road, Muskoka Lakes, Ontario P0B 1J0

Listing

1048 Brackenrig Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13650496**

List Price: **\$1,749,000**

New Listing



Muskoka/Muskoka Lakes/Watt

Tax Amt/Yr: **\$4,363.33/2026** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 35 CON 2 WATT AS IN DM220784; S/T WA4049; MUSKOKA LAKES**

Style: **Bungalow** Rooms Rooms+: **8+0**
Fractional Ownership: **BR BR+: 4(3+1)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **2000-2500**
Storeys: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **155.00** Fronting On: **S**
Lot Depth: **0.00** Builder Name:
Lot Size Code: **Feet**
Dir/Cross St: **HWY 118 + Brackenrig**

PIN #: **481400242**
Holdover: **60**
Possession: **TBA**

ARN #: **445302000701600**
Possession Date:

Contact After Exp: **No**
Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
Fam Rm: **Yes**
Basement: **Yes/Full, Walk Out**
Fireplace/Stv: **Yes**
Fireplace Feat: **Wood**
Interior Feat: **Bar Fridge, Carpet Free, Floor Drain, On Demand Water Heater, Propane Tank**

Parking Feat: **Private**
Heat: **Heat Pump, Radiant**
Heat Source: **Other, Propane, Wood**
A/C: **Yes/Wall Unit**
Central Vac: **No**
Laundry Lev: **Lower**
Property Feat: **Golf, Lake Access, Lake/Pond, Library, Sloping, Terraced**

Exterior Feat: **Deck, Hot Tub, Landscape Lighting, Landscaped, Year Round Living**

Roof: **Asphalt Shingle**
Foundation: **Block**

Soil Type:

Alternate Power: **None**

Water Name: **Brandy Lake**

Waterfront Y/N: **Yes**

Water Struct: **Bunkie**

Water Frontage: **47.24**

Water Features: **Beachfront, Dock, Stairs to Waterfront**

Under Contract: **Propane Tank**

Access To Property: **Yr Rnd Municipal Rd**

Shoreline: **Natural**

Shoreline Road Allowance: **Not Owned**

Docking Type: **Private**

View: **Forest, Lake, Trees/Woods**

Exterior: **Cedar**
Garage: **Yes**
Gar/Gar Spcs: **Detached Garage/2.0**
Drive Pk Spcs: **6.00**
Tot Pk Spcs: **8.00**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Waterfront: **Direct**
Easements/Restr: **Easement**

Dev Charges Paid:

Shoreline Exposure: **South**

Water View: **Direct**

Lot Shape:

Water: **Well**
Water Supply Type:
Water Meter:
Waterfront Feat: **Beachfront, Dock, Stairs to Waterfront Bunkie**
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **Septic**
Special Desig: **Unknown**
Farm Features:
Winterized:

Island YN: **No**

HST App To SP: **Included In**

Channel Name:
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Turnkey waterfront living on sought-after Brandy Lake! This beautifully maintained 3+1 bedroom, 2-bathroom cottage offers 155' of coveted south-facing shoreline with all-day sun. Enjoy one of the area's rare sandy beaches with a shallow, family-friendly entry and deeper water off the dock for swimming and diving. The fully finished walkout basement opens to a hot tub and custom granite lakeside firepit patio, creating the perfect space for entertaining. A lakeside bunkie provides storage for all your water toys plus a private guest bedroom with sliding doors to its own deck. A detached 2-car garage offers excellent storage for vehicles and cottage essentials. Located just 5 minutes from Port Carling's shops, restaurants and amenities, and less than 15 minutes to the iconic Windermere House and Bracebridge. An exceptional turnkey Muskoka property ready to enjoy this summer!**

Inclusions: **Inclusions list in supplements**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **08/07/2026**

Rooms

MLS® #: X13650496

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.41 M X 2.38 M	7.91 Ft x 7.81 Ft		
Kitchen	Main	3.78 M X 2.98 M	12.40 Ft x 9.78 Ft		
Dining Room	Main	3.29 M X 3.86 M	10.79 Ft x 12.66 Ft		
Living Room	Main	4.41 M X 4.46 M	14.47 Ft x 14.63 Ft		
Primary Bedroom	Main	3.49 M X 4.39 M	11.45 Ft x 14.40 Ft		
Bedroom	Main	3 M X 4.39 M	9.84 Ft x 14.40 Ft		
Recreation	Lower	10.84 M X 7.17 M	35.56 Ft x 23.52 Ft		
Bedroom	Lower	4.25 M X 3.13 M	13.94 Ft x 10.27 Ft		
Laundry	Lower	4.25 M X 3.13 M	13.94 Ft x 10.27 Ft		
Bedroom	Lower	3.52 M X 3.43 M	11.55 Ft x 11.25 Ft		
Bathroom				3	
Bathroom				4	

Photos

MLS® #: X13650496

1048 Brackenrig Road, Muskoka Lakes, Ontario P0B 1J0



