

Property Client Full

2807 Muskoka Road 169 Road, Muskoka Lakes, Ontario P0C 1A0

Listing

2807 Muskoka Road 169 Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: X13717010

List Price: **\$1,200,000**

New Listing



Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)

Tax Amt/Yr: **\$3,856.31/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 29940 SEC MUSKOKA; LT 14 PL M65 WOOD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: Lot Acres:
 Lot Front: **105.00** Fronting On: **S**
 Lot Depth: **198.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Long Lake Rd**

PIN #: **480300390** ARN #: **445306000906800** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat: Heat: Heat Source: A/C: Central Vac: Laundry Lev: Property Feat:	1 (1+0) Yes /None Yes Wood Water Heater Owned Baseboard Electric /None No Main Golf, Library, Park, Rec Centre	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Wood Yes Attached Garage/2.0 8.00 10.00 None Alarm System	Water: Water Supply Type: Water Delivery Feat: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Other Heatd Waterline Dock Not Applicable Septic Unknown Fully
Exterior Feat:	Deck, Landscape Lighting, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Poured Concrete				
Soil Type:					
Alternate Power:	None				
Water Name:	Long Lake				
Waterfront Y/N:	Yes	Waterfront: Direct		Island YN: No	
Water Struct:	Not Applicable	Easements/Restr: Unknown			
Water Frontage:	102.00				
Water Features:	Dock				
Under Contract:		Dev Charges Paid:		HST App To SP: Included In	
Access To Property:	Municipal Road	Shoreline Exposure: South West			
Shoreline:	Clean, Deep				
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View: Direct		Channel Name:	
View:	Water	Lot Shape:		Lot Size Source: MPAC	

Remarks/Directions

Client Rmks: **Long summer days on the lake, southwest-facing skies and the ease of being close to Bala. Set along the shores of Long Lake, this two-story, year-round property offers three bedrooms, three bathrooms and an attached garage, with summer sunset views across the water. Inside, the layout offers plenty of space to make your own, with an inviting foyer that could easily accommodate a generous mudroom. The open-concept living, dining and kitchen area is framed by floor-to-ceiling windows and a walkout, bringing the lake into the heart of the home. Upstairs, the family room takes in the views, while the primary bedroom offers its own private deck - the perfect spot for morning coffee and a quiet start to the day. Sunsets, long lake vistas and minutes to Bala - a setting that speaks for itself.**

Inclusions: **All furniture as seen, Fridge, Stove (wall oven, cook top) Dishwasher, Washer, Dryer,**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **08/27/2026**

Rooms

MLS®#: X13717010

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
-------------	--------------	----------------------------	------------------------------	------------------------	-----------------

Foyer	Main	2.9 M X 3.41 M	9.51 Ft x 11.19 Ft	W/W Fireplace
Kitchen	Main	2.81 M X 3.41 M	9.22 Ft x 11.19 Ft	
Living Room	Main	9.3 M X 5.45 M	30.51 Ft x 17.88 Ft	
Dining Room	Main	3.49 M X 3.41 M	11.45 Ft x 11.19 Ft	
Laundry	Main	5.18 M X 3.04 M	16.99 Ft x 9.97 Ft	
Family Room	Upper	3.71 M X 8.86 M	12.17 Ft x 29.07 Ft	3 Pc Ensuite, W/I Closet, Walk-Out
Primary Bedroom	Upper	4.37 M X 4.31 M	14.34 Ft x 14.14 Ft	
Bedroom	Upper	3.47 M X 3.26 M	11.38 Ft x 10.70 Ft	
Bedroom	Upper	3.3 M X 3.26 M	10.83 Ft x 10.70 Ft	
Bathroom	Main			
Bathroom	Upper			3
Bathroom	Upper			4
Bathroom	Upper			3
Photos				

MLS® #: X13717010

[2807 Muskoka Road 169 Road](#), Muskoka Lakes, Ontario P0C 1A0



South -West Exposure



Circular Driveway



Attached Garage



Waterside Exterior



Waterside Storage



Ample Dock Space



Deep Water off the Dock



Spacious Front Entry



Floor to Ceiling Windows



Dining



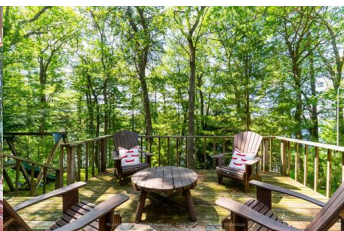
Open Concept Living, Dining, Kitchen



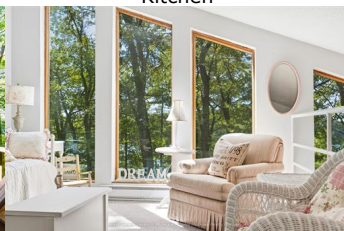
Kitchen



Main Level Walkout



Waterside Deck



Upper Level Sitting Room



Upper Level Sitting Room



Bedroom 1



Bedroom 2



Primary with Walkout





Upper 4pc Bath



Main 3pc Bath



Long Lake



Close to Bala

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026