

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®#: **X13823620**

List Price: **\$1,099,000**

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: **TBA** 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: Roof: Foundation: Soil Type: Alternate Power: Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Deck, Landscape Lighting, Year Round Living Asphalt Shingle Poured Concrete None Long Lake Yes Not Applicable 102.00 Dock Municipal Road Clean, Deep None Private Water	Waterfront: Easements/Restr: Dev Charges Paid: Shoreline Exposure: Water View: Lot Shape:	Direct Unknown South West Direct	Island YN: HST App To SP: Channel Name: Lot Size Source:	No Included In 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**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/24/2026**

Rooms

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Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

Bedroom	Upper	3.47 M X 3.26 M	11.38 Ft x 10.70 Ft	W/W Fireplace
Living Room	Main	9.3 M X 5.45 M	30.51 Ft x 17.88 Ft	
Bedroom	Upper	3.3 M X 3.26 M	10.83 Ft x 10.70 Ft	
Foyer	Main	2.9 M X 3.41 M	9.51 Ft x 11.19 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	
Dining Room	Main	3.49 M X 3.41 M	11.45 Ft x 11.19 Ft	
Kitchen	Main	2.81 M X 3.41 M	9.22 Ft x 11.19 Ft	
Laundry	Main	5.18 M X 3.04 M	16.99 Ft x 9.97 Ft	
Bathroom	Main			3
Bathroom	Upper			4
Bathroom	Upper			3

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