

Property Client Full

251 James Street W, Gravenhurst, Ontario P1P 1J7

Listing

251 James St W Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X13795558**

List Price: **\$575,000**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr: **\$2,561.29/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LT 62WMR PL 3 GRAVENHURST; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **1 1/2 Storey** Rooms Rooms+: **10+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.5** SF Source: **Plans**
 Lot Irreg: **Lot Acres:**
 Lot Front: **66.00** Fronting On: **S**
 Lot Depth: **132.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **James St W. & John St**

PIN #: **481900080**
 Holdover: **90**
 Possession:

ARN #: **440201000707100**
 Possession Date: **2026-10-16**

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **No**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Available**
 Heat: **Forced Air**
 Heat Source: **Gas**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Library, Park, Public Transit, Rec Centre, Fenced Yard, School Bus Route**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **2.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Water: **Municipal**
 Water Supply Type:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Sewer**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Deck, Landscaped, Patio, Porch Enclosed, Year Round Living**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Flat**
 Soil Type:

Waterfront Y/N: **No**
 Water Struct:
 Under Contract: **Hot Water Heater**
 View:

Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape:

Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **The Top 5 Reasons You'll Love This Home: 1) Right in the heart of Gravenhurst. Enjoy the convenience of in-town living with shops, restaurants, parks and everyday amenities all within easy reach. 2) A backyard you'll actually use. The spacious, fully fenced backyard offers plenty of room for kids and pets to play, summer entertaining and enjoying time outside. 3) Your own Muskoka Room. A comfortable space to relax, entertain or enjoy your morning coffee - extending your living space and bringing that quintessential Muskoka feeling home. 4) A main-floor primary suite. The main-floor primary bedroom features its own ensuite, creating a comfortable and private retreat away from the additional bedrooms. 5) Flexible space for the whole family. Two additional bedrooms plus a den/family room give you plenty of options for guests, a home office, kids' space or a second living area. Main-level laundry adds even more convenience.**

Inclusions: **Fridge, Stove, Upright Freezer, Microwave, Dishwasher, Washer, Dryer, Kitchen Island/Table, Window Coverings**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **09/17/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.93 M X 1.87 M	12.89 Ft x 6.14 Ft		
Living Room	Main	5.8 M X 4.39 M	19.03 Ft x 14.40 Ft		

Kitchen	Main	3.56 M X 4.39 M	11.68 Ft x 14.40 Ft	
Primary Bedroom	Main	4.52 M X 2.73 M	14.83 Ft x 8.96 Ft	Ensuite Bath
Family Room	Main	5.36 M X 3.67 M	17.59 Ft x 12.04 Ft	
Laundry	Main	1.21 M X 2.94 M	3.97 Ft x 9.65 Ft	
Bedroom	Second	3.44 M X 3.41 M	11.29 Ft x 11.19 Ft	
Bedroom	Second	2.26 M X 3.41 M	7.41 Ft x 11.19 Ft	
Bathroom				2
Bathroom				4

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