

Property Client Full

815 MUSKOKA Road S, Gravenhurst, Ontario P1P 1K2

Listing

815 MUSKOKA Rd S Gravenhurst

Active / Residential Freehold / Detached

MLS®#: X13848706

List Price: \$359,000

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr: \$1,590.86/2026 Transaction: Sale
SPIS: No DOM: 0
Legal Desc: PT LT 33 PL 6 GRAVENHURST AS IN DM193485;
GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Style: Bungalow Rooms Rooms+: 6+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 2(2+0)
Link: No SF Range: 700-1100
Storeys: 1.0 SF Source: Plans
Lot Irreg: Lot Acres: < 0.50
Lot Front: 30.00 Fronting On: E
Lot Depth: 100.00 Builder Name:
Lot Size Code: Feet
Zoning: C2
Dir/Cross St: Muskoka Road S. to SOP

PIN #:	481890009	ARN #:	440201000108100	Contact After Exp:	No
Holdover:	90	Possession Date:		Survey Year/Type:	None
Possession:	Immediate				
Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	Gas, Hydro, Cable,
Fam Rm:	No	Garage:	No		Telephone
Basement:	Yes/Finished, Full	Gar/Gar Spcs:	None/0.0	Water:	Municipal
Fireplace/Stv:	No	Drive Pk Spcs:	4.00	Water Supply Type:	
Interior Feat:	Carpet Free, On Demand	Tot Pk Spcs:	4.00	Water Meter:	
	Water Heater	Pool:	None	Waterfront Feat:	
Parking Feat:	Front Yard Parking	Room Size:		Waterfront Struc:	
Heat:	Forced Air	Rural Services:	Street Lights, Cell	Well Capacity:	
Heat Source:	Gas		Services, Recycling	Well Depth:	
A/C:	Yes/Central Air	Security Feat:	Pckup	Sewers:	Sewer
Central Vac:	No		Security System	Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Elevator:	No/			Winterized:	
Laundry Lev:	Lower				
Property Feat:	Golf, Lake Access, Library,				
	Park, School				
Exterior Feat:	Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Flat				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None	Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd				
View:	Downtown	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: Commercially zoned and ideally located in the heart of Gravenhurst, this in-town bungalow offers outstanding potential for investors, business owners, or those seeking a convenient residential property on full municipal services. The home features approximately 755 sq. ft. of living space, 2 bedrooms, 1 bathroom, and a fully finished basement. Recent updates include added blown-in insulation, a forced-air furnace, and an updated roof. Situated in a high-exposure location with excellent visibility, the property is within walking distance of schools, shops, restaurants, and other amenities, with quick access to Highway 11. A versatile opportunity in a growing Muskoka community.

Inclusions: Dishwasher, stove, built in microwave, washer/dryer, refrigerator, couch.

Listing Contracted With: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 10/01/2026

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.6 M X 3.25 M	15.09 Ft x 10.66 Ft		
Living Room	Main	3.28 M X 4.7 M	10.76 Ft x 15.42 Ft		
Bedroom	Main	4.29 M X 2.08 M	14.07 Ft x 6.82 Ft		

Primary Bedroom	Main	4.75 M X 2.69 M	15.58 Ft x 8.83 Ft	
Laundry	Lower	3.33 M X 1.75 M	10.93 Ft x 5.74 Ft	
Kitchen	Lower	4.24 M X 3.63 M	13.91 Ft x 11.91 Ft	
Other	Lower	1.45 M X 3.1 M	4.76 Ft x 10.17 Ft	
Bedroom	Lower	3.3 M X 4.09 M	10.83 Ft x 13.42 Ft	
Bathroom	Main			4
Bathroom	Basement			3

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