

Property Client Full

1035 Breezy Point Road, Muskoka Lakes, Ontario P0C 1M0

Listing

1035 Breezy Point Rd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13848664**

List Price: **\$2,899,000**

New Listing



Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)

Tax Amt/Yr: **\$8,248.19/2026** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 15 CON 1 WOOD AS IN DM89175 (THIRDLY); MUSKOKA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **16+0**
Fractional Ownership: **BR BR+: 9(9+0)**
Assignment: **Baths (F+H): 9(8+1)**
Link: **No** SF Range: **3500-5000**
Storeys: **1.5** SF Source: **Plans**
Lot Irreg: **Lot Acres: 50 - 99.99**
Lot Front: **1,319.00** Fronting On: **N**
Lot Depth: **3,795.23** Builder Name:
Lot Size Code: **Feet**
Zoning: **WR2 & OS2**
Dir/Cross St: **Barlochan Road & Breezy Point Road**

PIN #:	480320386	ARN #:	445308000201504	Contact After Exp:	No
Holdover:	90			Survey Year/Type:	None
Possession:	Immediate	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Wood	Water:	Well
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	Drilled Well
Basement:	Yes/Finished W/O, Full	Gar/Gar Spcs:	Detached Garage/3.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	10.00	Waterfront Feat:	
Fireplace Feat:	Wood	Tot Pk Spcs:	10.00	Waterfront Struc:	
Interior Feat:	Countertop Range, ERV/HRV, Generator - Full, On Demand Water Heater, Propane Tank, Sauna	Pool:	Inground, Outdoor	Well Capacity:	
		Room Size:		Well Depth:	
		Rural Services:		Sewers:	Septic
		Security Feat:	Carbon Monoxide Detectors, Smoke Detector	Special Desig:	Unknown
Parking Feat:	Front Yard Parking, Private			Farm Features:	
Heat:	Radiant			Winterized:	
Heat Source:	Propane				
A/C:	Yes/Central Air				
Central Vac:	No				
Laundry Lev:	Lower				
Property Feat:	Golf, Lake Access, Marina, Wooded/Treed				
Exterior Feat:	Deck, Hot Tub, Patio, Porch Enclosed, Privacy, Security Gate, Year Round Living				
Roof:	Metal				
Foundation:	Insulated Concrete Form				
Topography:	Flat, Open Space, Sloping, Wooded/Treed				
Soil Type:					
Alternate Power:	Generator - wired				
Waterfront Y/N:	No	Waterfront:		Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Fees Apply, Yr Rnd Private Rd				
View:	Forest, Pool, Trees/Woods	Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Experience privacy, comfort, and resort-style living on 98 acres of forest in the heart of Muskoka. This custom dovetail log home, handcrafted by Hirsh Log Homes, offers 9 bedrooms and 9 bathrooms in a peaceful natural setting. Designed with entertaining and gathering in mind, the home features a chef's kitchen with custom cabinetry, high-end appliances and Caesarstone countertops, along with soaring cathedral ceilings, Douglas Fir beams, Muskoka granite fireplaces, radiant floor heating throughout and a walkout basement. Large living spaces open onto the outdoors, with a spacious deck overlooking the pool area. The property offers an impressive selection of amenities, including a pool, hot tub, sauna, cold plunge, outdoor kitchen, pizza oven and outdoor wood-burning fireplace. The detached 3-car log garage includes a fully equipped gym and standing tanning machine. A helicopter pad and whole-property backup generator provide added convenience. With its combination of handcrafted log construction, generous living space, extensive amenities and 98 acres of privacy, this property offers a unique Muskoka setting for a family home, retreat or private getaway.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **10/01/2026**

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.87 M X 3.53 M	9.42 Ft x 11.58 Ft		
Office	Main	2.77 M X 2.62 M	9.09 Ft x 8.60 Ft		
Other	Main	1.55 M X 2.49 M	5.09 Ft x 8.17 Ft		
Kitchen	Main	6.66 M X 4.06 M	21.85 Ft x 13.32 Ft		
Dining Room	Main	8.53 M X 4.09 M	27.99 Ft x 13.42 Ft		
Living Room	Main	8.76 M X 7.14 M	28.74 Ft x 23.43 Ft		
Bedroom	Main	4.19 M X 4.01 M	13.75 Ft x 13.16 Ft		
Primary Bedroom	Main	3.99 M X 6.17 M	13.09 Ft x 20.24 Ft		
Family Room	Second	5.87 M X 5.56 M	19.26 Ft x 18.24 Ft		
Bedroom	Second	3.66 M X 4.04 M	12.01 Ft x 13.25 Ft		
Bedroom	Second	6.15 M X 4.04 M	20.18 Ft x 13.25 Ft		
Bedroom	Second	6.17 M X 4.04 M	20.24 Ft x 13.25 Ft		
Bedroom	Second	3.94 M X 4.04 M	12.93 Ft x 13.25 Ft		
Laundry	Lower	5.56 M X 3.2 M	18.24 Ft x 10.50 Ft		
Other	Lower	3.99 M X 2.16 M	13.09 Ft x 7.09 Ft		
Recreation	Lower	3.96 M X 5.64 M	12.99 Ft x 18.50 Ft		
Bedroom	Lower	4.09 M X 3.99 M	13.42 Ft x 13.09 Ft		
Common Room	Lower	8.53 M X 7.09 M	27.99 Ft x 23.26 Ft		
Bedroom	Lower	4.14 M X 3.96 M	13.58 Ft x 12.99 Ft		
Bedroom	Lower	3.99 M X 5.61 M	13.09 Ft x 18.41 Ft		
Other	Lower	5.46 M X 2.16 M	17.91 Ft x 7.09 Ft		
Bathroom				3	
Bathroom				3	
Bathroom				3	
Bathroom				3	
Bathroom				3	
Bathroom				3	
Bathroom				3	
Bathroom				2	