

Property Client Full

135 Abbey Lane Unit #3, Gravenhurst, Ontario P1P 1E3

Listing

135 Abbey Lane #3 Gravenhurst

Active / Residential Condo & Other / Detached Condo

MLS®#: **X13848742**

List Price: **\$529,000**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr:	\$3,087.79/2026	Transaction:	Sale
SPIS:	No	DOM	0
Legal Level:	1	Legal Unit:	3
Style:	3 Storey	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	2 (1+1)
Corp #:	42	SF Range:	1000-1199
Reg Office:	MCP	SF Source:	Floor Plans
Locker:	None	Lot Acres:	
Locker Unit #:	3	Builder Name:	
Zoning:	R1		
Dir/Cross St:	Farquhar St/Abbey Ln		
Prop Mgmt:	Owner Managed		

PIN #:	488420001	ARN #:	440201001306902	Contact After Exp:	No
Holdover:	30	Possession Date:		Survey Year/Type:	None
Possession:	Immediate				
Bldg Name:					
Kitchens:	1 (1+0)	Pets Allowed:	No	Balcony:	Enclosed
Fam Rm:	No	Maintenance:	\$925.00	Laundry Acc:	In-Suite Laundry, Laundry Closet
Basement:	/None	A/C:	Yes/Central Air	Laundry Lev:	Main
Fireplace/Stv:	Yes	Central Vac:	No	Exterior:	Wood
Interior Feat:	Carpet Free, Primary Bedroom - Main Floor	Included:	Heating, Parking	Gar/Gar Spcs:	None/0.0
Heat:	Forced Air			Park Type:	Rental
Heat Source:	Electric, Gas			Drive Pk Spcs:	1.00
Apx Age:	100+			Tot Pk Spcs:	1.00
Sqft Source:	Floor Plans				
Exposure:	W				
Special Design:	Unknown				
Bldg Amen:	BBQs Allowed, None				
Property Feat:	Golf, Lake Access, Library, Park, Rec Centre, School				
Water Name:	Lake Muskoka				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Frontage:	23.47				
Water Features:	Boat Slip, Dock, Stairs to Waterfront				
Under Contract:	Hot Water Tank-Gas	Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd	Shoreline Exposure:	West		
Shoreline:	Natural, Sandy				
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Bay, Lake, Trees/Woods, Water	Lot Shape:		Lot Size Source:	

Remarks/Directions

Client Rmks: **Experience waterfront living on beautiful Lake Muskoka at 135 Abbey Lane, Unit #3. This extensively updated condo offers a bright, modern interior with quality finishes throughout and stunning lake views from the spacious private balcony. The renovated kitchen features quartz countertops, stylish cabinetry, and contemporary lighting, while hardwood flooring and updated bathrooms create a fresh living space. Enjoy direct access to Lake Muskoka, making it easy to spend your days boating, exploring the lakes, or visiting the restaurants and attractions of Gravenhurst and Muskoka Wharf by water. Whether you're looking for a year-round residence, weekend retreat, or investment opportunity, this waterfront condo offers the perfect blend of comfort, convenience, and Muskoka lifestyle.**

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	4.12 M X 3.61 M	13.52 Ft x 11.84 Ft		Hardwood Floor, Stainless Steel Appliances, Quartz Counter
Foyer	Main	1.47 M X 2.9 M	4.82 Ft x 9.51 Ft		

Dining Room	Main	2.24 M X 4.12 M	7.35 Ft x 13.52 Ft	
Living Room	Main	3.35 M X 5.82 M	10.99 Ft x 19.09 Ft	Fireplace
Bedroom	Main	3.63 M X 3.53 M	11.91 Ft x 11.58 Ft	
Primary Bedroom	Main	6.68 M X 3.58 M	21.92 Ft x 11.75 Ft	
Bathroom	Main			3
Bathroom	Main			2

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