

Property Client Full

23 Nine Mile Lake, Muskoka Lakes, Ontario P0C 1M0

Listing

[23 Nine Mile Lake Muskoka Lakes](#)

Active / Residential Freehold / Detached

MLS®#: **X13771454**

List Price: **\$635,000**

New Listing



Muskoka/Muskoka Lakes/Wood (Muskoka Lakes)

Tax Amt/Yr: **\$1,650.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 18794 SEC MUSKOKA; SUMMER RESORT LT 5 ON NINE MILE LAKE PL M347 WOOD; PT RDAL IN FRONT OF LT 21 CON 13 WOOD CLOSED BY LT121887, PT 1 35R9424; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **1 Storey/Apt** Rooms Rooms+: **5+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **SF Source: Plans**
 Lot Irreg: **Lot Acres:**
 Lot Front: **166.00** Fronting On: **N**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hwy 169 to Southwood Road to Nine Mile Lake Marina**

PIN #: **480260010** ARN #: **445308001008400** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0) Basement: No Fireplace/Stv: Yes Fireplace Feat: Wood Stove Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	Exterior: Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 0.00 Tot Pk Spcs: 0.00 Pool: None Room Size: Rural Services: Security Feat:	Water: Other Water Supply Type: Water Meter: Waterfront Feat: Dock Waterfront Struc: Bunkie Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
Heat: Baseboard Heat Source: Electric A/C: /None Central Vac: No Property Feat: Island, Lake Access, Lake/Pond, Marina, Waterfront, Wooded/Treed	Roof: Shingles Foundation: Piers Soil Type: Alternate Power: None Water Name: Nine Mile Lake Waterfront Y/N: Yes Water Struct: Bunkie Water Frontage: 50.50 Water Features: Dock Under Contract: Access To Property: By Water Shoreline: Clean, Deep, Rocky Shoreline Road Allowance: Owned Docking Type: Marina, Private View: Trees/Woods, Water	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: North East Water View: Direct Lot Shape: Island YN: No HST App To SP: Included In Channel Name: Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Escape to the peaceful shores of Nine Mile Lake with this charming 3-bedroom, 1-bathroom cottage offering 165' of lake frontage and the privacy that comes with a true water-access-only property. Surrounded by mature trees and beautiful natural scenery, the cottage offers a comfortable and inviting setting for relaxing with family and friends. The bright interior features warm wood finishes throughout, with large windows bringing in plenty of natural light and offering views of the surrounding landscape and lake. A spacious screened-in porch provides an ideal spot for morning coffee, family meals or enjoying the outdoors while staying protected from the elements. Outside, the natural shoreline and generous frontage provide plenty of opportunity to swim, boat and enjoy the lake. Whether you're looking for a weekend getaway or a place to spend the summer, this is a great opportunity to enjoy the classic Muskoka cottage lifestyle on peaceful Nine Mile Lake. Bring the boat, leave the everyday behind and enjoy everything this special property has to offer.**

Inclusions: **All furniture, all appliances, pontoon boat, paddle board, canoe**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/11/2026**

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.69 M X 3.61 M	8.83 Ft x 11.84 Ft		
Dining Room	Main	5.41 M X 3.61 M	17.75 Ft x 11.84 Ft		
Living Room	Main	4.7 M X 4.85 M	15.42 Ft x 15.91 Ft		
Sunroom	Main	5.92 M X 2.95 M	19.42 Ft x 9.68 Ft		
Primary Bedroom	Main	3.2 M X 2.39 M	10.50 Ft x 7.84 Ft		
Bedroom	Main	3.15 M X 2.39 M	10.33 Ft x 7.84 Ft		
Bedroom	Main	3.33 M X 2.39 M	10.93 Ft x 7.84 Ft		
Bathroom				3	