Property Client Full

1052 Longhurst Road Unit #15, Muskoka Lakes, Ontario P0B 1J0

Listing

1052 Longhurst Rd #15 Muskoka Lakes
Active / Residential Freehold / Detached

MLS®#: X14080674
List Price: **$6,295,000**



Muskoka/Muskoka Lakes/Watt

Tax Amt/Yr:	**$13,746.98/2026**	Transaction:	**Sale**
SPIS:	**No**	DOM	**19**
Legal Desc:	**PT LT 28 CON 6 WATT; PT RDAL IN FRONT OF LT 28 CON 6 WATT CLOSED BY WM228 PT 1 & 2 35R5232; T/W DM303532; MUSKOKA LAKES**		
Style:	**2 Storey**	Rooms Rooms+:	**6+2**
Fractional Ownership:		BR BR+:	**4(3+1)**
Assignment:		Baths (F+H):	**4(3+1)**
Link:	**No**	SF Range:	**1500-2000**
Storeys:	**2.0**	SF Source:	**MPAC**
Lot Irreg:		Lot Acres:	**< 0.50**
Lot Front:	**210.00**	Fronting On:	**S**
Lot Depth:	**0.00**	Builder Name:	
Lot Size Code:	**Feet**		
Dir/Cross St:	**Dawson Rd/Longhurst Rd**		

PIN #:	**481390438**	ARN #:	**445303000102500**	Contact After Exp:	**No**
Holdover:	**60**			Survey Year/Type:	**Available**
Possession:	**TBA**	Possession Date:			

Kitch Kitch +	**1 (1+0)**	Exterior:	**Wood**	Water:	**Other**
Fam Rm:	**Yes**	Garage:	**No**	Water Supply Type:	**Lake/River**
Basement:	**Yes/Crawl Space**	Gar/Gar Spcs:	**None/0.0**	Water Delivery Feat:	**Water Treatment**
Fireplace/Stv:	**Yes**	Drive Pk Spcs:	**6.00**	Water Meter:	
Fireplace Feat:	**Natural Gas**	Tot Pk Spcs:	**6.00**	Waterfront Feat:	**Boat Slip, Boat Lift, Boathouse, Dock**
Interior Feat:	**Generator - Full, Water Treatment**	Pool:	**None**		**Boat House, With**
		Room Size:			
Parking Feat:	**Private**	Rural Services:		Waterfront Struc:	**Accommodation Above, Triple Slips, Two Storey**
Heat:	**Baseboard, Forced Air**	Security Feat:			
Heat Source:	**Gas, Propane**			Well Capacity:	
A/C:	**Yes/Central Air**			Well Depth:	
Central Vac:	**No**			Sewers:	**Septic**
Property Feat:	**Campground, Golf, Park, Waterfront, Wooded/Treed**			Special Desig:	**Unknown**
				Farm Features:	
Roof:	**Asphalt Shingle**			Winterized:	
Foundation:	**Block**				
Soil Type:					
Alternate Power:	**Generator – wired**				
Water Name:	**Lake Rosseau**				
Waterfront Y/N:	**Yes**	Waterfront:	**Direct**	Island YN:	**No**
Water Struct:	**Boat House, With Accommodation Above, Triple Slips, Two Storey**	Easements/Restr:	**Easement, Right of Way**		
Water Frontage:	**210.00/Feet**				
Water Features:	**Boat Slip, Boat Lift, Boathouse, Dock**				
Under Contract:	**Propane Tank**	Dev Charges Paid:		HST App To SP:	**Included In**
Access To Property:	**Private Road, Yr Rnd Municpal Rd**				
Shoreline:	**Clean, Natural, Sandy**	Shoreline Exposure:	**South West**		
Shoreline Road Allowance:	**None**				
Docking Type:	**Private**	Water View:	**Direct**	Channel Name:	
View:		Lot Shape:		Lot Size Source:	**MPAC**

Remarks/Directions

Client Rmks: **Situated on the shores of Lake Rosseau in Forges Bay, this charming cottage offers 210 feet of waterfront with southwest exposure and all-day sun, complemented by an additional 80-foot-wide Township-owned road allowance along one side, providing a valuable privacy buffer and added sense of seclusion. Located less than five minutes from Windermere House, Windermere Golf and Country Club, and Taylor Farms, the property is conveniently positioned near Rosseau and Port Carling while offering the best of Muskoka waterfront living. The main cottage features an open-concept kitchen, dining area and spacious great room, with floor-to-ceiling windows, a gas fireplace and walkouts to the wraparound deck. The kitchen is equipped with high-end stainless steel appliances, a gas stove and a large island with seating. Three bedrooms include a loft-style primary suite with king bed and ensuite, plus two bunk rooms. Three bathrooms serve the main cottage. The three-slip boathouse adds living and entertaining space, featuring a fourth bedroom, full bathroom, kitchenette and living area with walkout to the upper deck. The lower level includes an interior boat slip, additional seating and a hot tub overlooking the lake.Landscaped grounds offer multiple gathering areas, including a wraparound deck, BBQ area and firepit. With a diving board and opportunities for kayaking and canoeing, the property is ideal for enjoying Muskoka summers. Additional features include air conditioning in both the cottage and boathouse, a generator and parking for up to four vehicles. With its southwest exposure, generous waterfront, additional boathouse accommodations and unique privacy buffer, this Lake Rosseau property offers an exceptional opportunity to enjoy cottage living in one of Muskoka's most sought-after locations.**