

Property Client Full

4805 Muskoka 169 Road Unit #Lot 2, Muskoka Lakes, Ontario P0B 1J0

Listing

4805 Muskoka 169 Rd #Lot 2 Muskoka Lakes

Active / Residential Freehold / Vacant Land

MLS®#: **X14108684**

List Price: **\$496,888**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$2,363.76/2026** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **LOT 2 PLAN 35M708; S/T EASEMENT IN FAVOUR OF PT LT 4 CON 7 MEDORA AS IN PM1395 AS IN MT25148; T/W EASEMENT OVER PT 1 35R20841 AS IN MT25147; T/W EASEMENT OVER PT LT 5 CON 8 MEDORA PT 4,5 & 10 35R21021 AS IN MT28056 ; T/W EASEMENT OVER PT LT 8 PL 35M708 PT 1 35R21483 AS IN MT29152; T/W EASEMENT OVER PT 1 - 9 35R21372 & PT 1 & 2 35R21378 AS IN MT29260; T/W EASEMENT OVER PT 12 35R21483 AS IN MT29583; S/T EASEMENT IN GROSS AS IN MT29941; MUSKOKALAKES; THE DISTRICT MUNICIPALITY OF M USKOKA**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: **No** BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Front: **501.00** Fronting On: **W**
 Lot Depth: **467.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR8**
 Dir/Cross St: **4805 Muskoka Rd 169**

PIN #: **481460543** ARN #: **445304000105024** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **Available**
 Possession: Possession Date: **2026-10-23**

Kitch Kitch + **0 (0+)** Garage: Utilities: **No Gas, Hydro Available**
 Heat Source: **No** Room Size: **No Sewers, No Cable,**
 Central Vac: **No** Rural Services: **Telephone Available**
 Property Feat: Security Feat:
 Soil Type: Water Supply Type:
 Alternate Power: **None** Water Meter:

Water Name: **Cassidy Lake** Waterfront: **Direct** Island YN: **No**
 Waterfront Y/N: **Yes** Easements/Restr: **Unknown**
 Water Struct: **Not Applicable**
 Water Frontage: **501.00/Feet**
 Water Features: **Boat Launch**
 Under Contract: Dev Charges Paid: HST App To SP: **Included In**
 Access To Property: **Private Road** Shoreline Exposure:
 Shoreline: **Clean, Mixed**
 Shoreline Road Allowance: **None**
 Docking Type: **Private** Water View: **Direct** Channel Name:
 View: **Water** Lot Shape: Lot Size Source:

Remarks/Directions

Client Rmks: **Set within the coveted gates of Oviinbyrd Golf Club, this exceptional 3.5-acre property on private Cassidy Lake offers the opportunity to create a custom Muskoka cottage in one of Muskoka's most exclusive private communities. With approximately 500 feet of shoreline, the property offers an extraordinary sense of space, privacy and natural beauty. Build without compromise. Create a cottage tailored entirely to your vision and embrace the Oviinbyrd lifestyle. Spend your days on the course, your evenings on the dock, and move effortlessly between the two by golf cart or boat. At Oviinbyrd, golf and cottage living go hand in hand. A remarkable setting. A blank canvas. A distinctly Muskoka lifestyle. Oviinbyrd. Where golf and cottage living exist side by side.**

Inclusions: **Vacant Land Only**

Exclusions: **N/A**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **10/23/2026**

