

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**

New Listing



Muskoka/Muskoka Lakes/Watt

Tax Amt/Yr: **\$13,746.98/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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	Possession Date:		Survey Year/Type:	Available
Possession:	TBA				
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 Boat House, With Accommodation Above, Triple Slips, Two Storey
Interior Feat:	Generator - Full, Propane Tank, Water Treatment	Pool:	None	Waterfront Struc:	
Parking Feat:	Private	Room Size:		Well Capacity:	
Heat:	Baseboard, Forced Air	Rural Services:		Well Depth:	
Heat Source:	Gas, Propane	Security Feat:		Sewers:	Septic
A/C:	Yes/Central Air			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Property Feat:	Campground, Golf, Park, Waterfront, Wooded/Treed			Winterized:	
Roof:	Asphalt Shingle				
Foundation:	Block				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Lake Rosseau	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes				
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:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Yr Rnd Municipal Rd	Shoreline Exposure:	South West		
Shoreline:	Clean, Natural, Sandy				
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. Located less than five minutes from Windermere House, Windermere Golf and Country Club, and Taylor Farms, the property is conveniently positioned near the communities of Rosseau and Port Carling while offering the opportunity to enjoy 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. The great room provides plenty of space to relax and take in the surrounding views. The main cottage offers three bedrooms, including a loft-style primary suite with a king bed and ensuite bathroom, along with two additional bedrooms featuring bunk beds. Three bathrooms serve the main cottage, including a convenient main-level powder room and a Jack-and-Jill bathroom shared between the bunk rooms. The three-slip boathouse adds living and entertaining space, featuring a fourth bedroom, full bathroom, kitchenette and living area with a walkout to the upper deck. The lower level includes an interior boat slip, additional seating and a hot tub overlooking the lake. Outside, the landscaped grounds offer multiple areas to gather and enjoy the waterfront, including a wraparound deck, BBQ area and firepit. With a diving board and opportunities for kayaking and canoeing, the property is well suited for enjoying Muskoka summers. Additional features**

include air conditioning in both the main cottage and boathouse, a generator, and parking for up to four vehicles. With its southwest exposure, generous waterfront and additional boathouse accommodations, this Lake Rosseau property offers a great opportunity to enjoy cottage living in one of Muskoka's sought-after locations.

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

Prepared By: MEGHAN MURPHY, Administrator

Date Prepared: 10/15/2026

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