

Property Client Full

2839 Southwood Road Unit #1, Gravenhurst, Ontario P0E 1G0

Listing

2839 Southwood Rd #1 Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X13875454**

List Price: **\$3,399,000**

New Listing



Muskoka/Gravenhurst/Wood (Gravenhurst)

Tax Amt/Yr: **\$10,352.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 1-1 SEC 35M619; LT 1 PL 35M619 GRAVENHURST S/T PT 1 35R12882 AS IN LT151563 T/W FIRSTLY PT 2 35R12882; SECONDLY PT 3 35R12882; THIRDLY PT 4 35R12882; FOURTHLY PT 5 35R12882; FIFTHLY PT 6 35R12882 AS IN LT151563 (S/T LT150363, LT150539 & LT150795Z) S/T RIGHT IN LT151563; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **14+0**
 Fractional Ownership: **BR BR+: 6(6+0)**
 Assignment: **Baths (F+H): 4(3+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **SF Source: Plans**
 Lot Irreg: **Lot Acres: 2 - 4.99**
 Lot Front: **203.00** Fronting On: **S**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **HWY 11 to Beiers Rd to Southwood Rd to #2839 Unit 1.**

PIN #:	480390001	ARN #:	440202004500500	Contact After Exp:	No
Holdover:	60	Possession Date:		Survey Year/Type:	Available
Possession:	TBA				
Kitch Kitch +	2 (2+0)	Exterior:	Stone, Wood	Water:	Other
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	Lake/River
Basement:	Yes/Finished W/O, Full	Gar/Gar Spcs:	Attached Garage/3.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Waterfront Feat:	Beachfront, Dock
Fireplace Feat:	Propane, Wood, Wood Stove	Tot Pk Spcs:	8.00	Waterfront Struc:	Not Applicable
Interior Feat:	Generator - Full, Propane Tank, Sauna	Pool:	None	Well Capacity:	
Heat:	Forced Air, Heat Pump, Radiant	Room Size:		Well Depth:	
Heat Source:	Electric, Propane, Wood	Rural Services:		Sewers:	Septic
A/C:	Yes/Central Air	Security Feat:		Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Property Feat:	Lake/Pond, Waterfront, Wooded/Treed			Winterized:	
Roof:	Asphalt Shingle, Metal				
Foundation:	Insulated Concrete Form				
Topography:	Flat				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Morrison Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struc:	Not Applicable	Easements/Restr:	Easement, Right of Way		
Water Frontage:	203.00/Feet				
Water Features:	Beachfront, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Public Road, Yr Rnd Municipal Rd	Shoreline Exposure:			
Shoreline:	Sandy				
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:		Lot Shape:		Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Set on 3.94 acres with 203 feet of frontage on Morrison Lake, this spacious six-bedroom, four-bathroom property offers a wonderful combination of waterfront living, privacy and thoughtfully designed living space. The shoreline features a sandy beach and dock, creating an inviting setting for swimming, boating and enjoying long summer days on the lake. The home is complemented by an attached three-car garage with additional living accommodation above, providing excellent flexibility for guests, family or a private workspace. The garage, basement and breezeway are equipped with radiant floor heating, while separate electric floor heating adds comfort to the front entranceway and bathroom. A five-person cedar sauna with electric heat is located in the basement. Throughout the home, custom woodworking adds character and craftsmanship, including detailed finishes surrounding both the basement and great room fireplaces. A Normerica timber frame Muskoka room provides an ideal space to enjoy the surrounding property in comfort, while the timber frame garage breezeway creates a distinctive connection between the home and garage. Modern conveniences include dual Tesla EV chargers, with charging capability both inside and**

outside the garage. With generous living space, extensive recreational features and a beautiful Morrison Lake setting, this property offers a well-rounded Muskoka lifestyle with room for family, guests and year-round enjoyment.

Inclusions: **All furnishings, see inclusions & features list in supplements.**

Exclusions: **Personal Items**

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

Prepared By: MEGHAN MURPHY, Administrator

Date Prepared: 10/08/2026

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