



| Address | 14 MOOSE Lane | 36 FORESTWOOD Lane | 149 DEERFOOT Trail |
|----------------------|------------------------|------------------------|------------------------|
| MLS®# | 40091605 | 40090659 | 40090360 |
| Status | Pending | Pending | Pending |
| Original List Price | \$430,000 | \$225,000 | \$369,900 |
| List Price/List Date | \$430,000 / 04/02/2021 | \$225,000 / 04/01/2021 | \$369,900 / 03/31/2021 |
| Sold Date | 04/05/2021 | 04/04/2021 | 04/01/2021 |
| Sale Price | | | |
| Region (CoP) | Parry Sound | Parry Sound | Muskoka |
| District/Municip | Whitestone | Magnetawan | Huntsville |
| Style | Garden House | Bungalow | |
| Sewage | Septic | Septic | None |
| Water | Lake/None | Creek/Lake/River | |
| Heating | | | |

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|-------------------|-----------|------------|--------|
| Sub Dist/Loc Area | Dunchurch | Magnetawan | Brunel |
| Year Built | | | |
| DOM | 3 | 3 | 1 |
| Basement | None | None | |

| | | | |
|-----------------|-----------------|---------------|-----------------|
| Beds Total | 1 | 1 | |
| Bath Total | 1 | 1 | |
| Garage | | | |
| Acres Total | 2-4.99 | < 0.5 | 2-4.99 |
| Lot Front/Depth | 194.00 / | 104.00 / | 211.00 / 454.00 |
| Sqft AG/Total | 565 | 841 | |
| Sqft Total | 565 | 841 | |
| Waterfront Y/N | Yes | Yes | No |
| Waterfront Name | Whitestone Lake | Jenkins Creek | |

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| Remarks | <p>****This Property Is SOLD**** Excellent Opportunity to get on Whitestone Lake! A Quiet and Private setting featuring 2 acres and 194' clean and natural shoreline on Whitestone Lake at the mouth of the Whitestone River. Comfortable Modular Unit that will sleep 4+ has everything you need including 4 piece bath and forced air furnace. Spacious deck with Gazebo. Recently constructed Bunkhouse close to the water. Year round access on a privately maintained road. Lot is level with open spaces and mature trees. Gradual slope to a clean waterfront with with a view downriver and to an untouched crown island shoreline shoreline. Whitestone Lake is a large lake featuring many bays and crown islands and shorelines to explore. This neighbourhood also features walking trails and other recreational trails in the immediate area. Good pike and bass fishing and excellent boating. Begin your family cottage experience here and grow into the future here! Book your appointment now!</p> | <p>Great little 3 season starter cottage on Jenkins Creek mere feet to Whalley Lake. Jenkins creek is usually deep enough to provide small boat (tin boat or similar), canoe, and kayak access to Whalley Lake. This property has been used by several generations of family members, and now it's time to pass the keys to a new family to make new memories. Property is accessed by a seasonal private road which has been kept open in the past by a neighbour. Just a short drive to the quaint village of Magnetawan for dining, shopping, and more. The Whalley Lake boat launch is within walking distance, and the lake itself offers great fishing, boating, canoeing, and kayaking opportunities. This 3 season cottage offers loads of potential, and would make a great little get-a-way for those looking to make their first foray into cottage life. Note: wood stove is not WETT certified, and no information is currently available regarding the septic system.</p> | <p>Here is a fantastic opportunity to buy one of the last large remaining lots in Huntsville's most prestigious neighbourhood. 3.26 gently sloping acres will guarantee your privacy in this lovely location. Perfect for either a weekend retreat or a year round home. Includes access to many walking trails in the developments nature sanctuary and is just a short distance from water access or several PGA quality golf courses. If you prefer winter sports, the ski hill is just 5 minutes away and there is direct access to snowmobile trails. Also includes a drilled well. Bring your plans and start building right away.</p> |
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|-----------------------------|--|--|---|
| Address | 70 HWY 654 | 108 PROUDFOOT Road | 1394 PENINSULA Road |
| MLS®# | 40088945 | 40088183 | 40087196 |
| Status | Pending | Pending | Pending |
| Original List Price | \$279,900 | \$399,000 | \$1,975,000 |
| List Price/List Date | \$279,900 / 03/31/2021 | \$399,000 / 03/29/2021 | \$1,975,000 / 04/01/2021 |
| Sold Date | 04/06/2021 | 04/04/2021 | 04/01/2021 |
| Sale Price | | | |
| Region (CoP) | Parry Sound | Parry Sound | Muskoka |
| District/Municip | Callander | Joly | Muskoka Lakes |
| Style | Bungalow | 1.5 Storey | 1.5 Storey |
| Sewage | Septic | Septic Approved | Septic |
| Water | | | Lake/Lake/River |
| Heating | | | |
| Sub Dist/Loc Area | Callander | Joly | Medora |
| Year Built | 1984 | | |
| DOM | 6 | 6 | 0 |
| Basement | Unfinished, Crawl Space | Development Potential, Walk-Up, Unfinished, Full Basement | Unfinished, Crawl Space |
| Beds Total | 1 | 2 | 3 |
| Bath Total | 1 | 1 | 2 |
| Garage | 2 | 1 | |
| Acres Total | 0.50–1.99 | 10-24.99 | 0.50–1.99 |
| Lot Front/Depth | 159.76 / 192.05 | 1,314.92 / 332.50 | 105.00 / |
| Sqft AG/Total | 864 | 1,000 | 1,836 |
| Sqft Total | 864 | 1,000 | 1,836 |
| Waterfront Y/N | No | No | Yes |
| Waterfront Name | | | Lake Rosseau |
| Remarks | Log craftsmanship shines through here! This 1984 built one level bungalow is perfect for a single person or couple. Low maintenance living at its finest! Features include a large mud room/ laundry combined at the back door, then you enter into your open concept log living space complete with a spacious living room, country kitchen and dining room. There is a front entrance to a lovely newly built front porch to sip your morning coffee overlooking the trees set up higher on the hillside. There is 1 fair sized bedroom with double closet, and an updated 4-PC Bathroom. The level deck at the back is perfect for entertaining, with a small enclosed garden for herbs and vegetables. The backyard is kept natural and private among the pines. The property features a double detached garage, a finished and heated bunkhouse for guests, as well as another shed. This property is quite private set | A Quiet and Private Rural setting Country Home East of Trans Canada Highway #11 between the charming towns of Sundridge and Burk's Falls. This is the Perfect Retirement/Starter Home, Hobby Farm or Cottage Country Retreat with just over 10 acres of partially cleared (approx. 3 ac) and with the balance being mixed Algonquin Forest. A 6 bed (336 sf) self-contained detached Guest House with 3pc bath, full kitchen with Air B&B possibilities is nestled at the edge of the forest. There is a newer built 1.5 detached 432 sf Garage equipped with workbenches. A 12' x 12' Barn and also a Movable Chicken Coup (Negotiable) is located behind the garage. This is a Rare Find and is Priced to Sell! Act now! | Location location location. Lake Rosseau Port Sandfield equals a most rare opportunity. Incredibly private vacation hideaway with splendid curb appeal from both lakeside or along the maturely forested driveway. Stunning views abound from this delightful 3 bedroom 2 bath 1 1/2 storey cottage oozing with tasteful cottagey ambience. Chic rustic appeal with walls of rough hewn cedar, wood floors, classic wood burning Fireplace with handsome hearth, airy second floor loft with lakeview walkout too. Lakeside dining opens to Spacious waterside terrace for summertime cocktails surrounded by incredible Lake Rosseau vistas. Woodsy lands set the scene for a meandering walk to a circa 2000 custom built boathouse complete with spacious sunbathing terrace atop. Very private setting, wonderful views, crystal deeper diving & boating shores. A 10 out of 10 walk score to Port Sandfield - where Joe & Rosseau join. This is an unbelievable value packed offering with private woodsy appeal within minutes to all the amenities of golf, dining, shopping & vacation pastimes Muskoka is famed to offer. Exceptional in all |



| Address | 3 FRANKIES Lane | 367 SANTAS VILLAGE Road | 1035 HARMONY Lane |
|----------------------|---|--|---|
| MLS®# | 40087009 | 40085643 | 40085564 |
| Status | Pending | Pending | Pending |
| Original List Price | \$475,000 | \$600,000 | \$99,900 |
| List Price/List Date | \$475,000 / 03/24/2021 | \$600,000 / 03/23/2021 | \$99,900 / 03/23/2021 |
| Sold Date | 04/02/2021 | 03/30/2021 | 03/30/2021 |
| Sale Price | | | 121,000 |
| Region (CoP) | Parry Sound | Muskoka | Muskoka |
| District/Municip | McKellar | Bracebridge | Bracebridge |
| Style | | Bungalow | |
| Sewage | Septic Approved | Septic | None |
| Water | Lake/None | River/Municipal | |
| Heating | | | |
| Sub Dist/Loc Area | McKellar | Bracebridge | Macaulay |
| Year Built | | | |
| DOM | 9 | 7 | 7 |
| Basement | | Partially Finished, Full Basement | |
| Beds Total | | 3 | |
| Bath Total | | 2 | |
| Garage | | 1 | |
| Acres Total | 5-9.99 | 0.50–1.99 | 0.50–1.99 |
| Lot Front/Depth | 232.00 / | 100.00 / 287.00 | 125.00 / 0.00 |
| Sqft AG/Total | | 1,500 | |
| Sqft Total | | 1,500 | |
| Waterfront Y/N | Yes | Yes | Yes |
| Waterfront Name | Lake Manitouwabing | Muskoka River | Muskoka River |
| Remarks | 400 feet, 5+acres on beautiful Lake Manitouwabing. Fantastic West exposure and incredible development potential on the District's third-largest lake. Privacy, exposure, and great waterfront! Driveway is in, lot is cleared for building your dream cottage, temporary hydro service set up, and septic has been installed. Access is a private road that could be kept open throughout the year easily. Summer maintenance fee of \$250. There aren't many waterfront lots available let alone one as beautiful and prepared to build. Shoreline is clean, water depth is great for swimming and boating. HST is included in offering price. | Muskoka River property with access to Lake Muskoka, very close to the Town of Bracebridge. Wheelchair accessible bungalow with 3 bedrooms, 2 bathrooms, full basement, and attached garage. The house requires extensive updating and redecorating, an excellent DIY opportunity. Level backyard with insulated workshop. Two large decks, one facing at the back, one at front facing the water with South exposure. Watch the boats go by! | Great opportunity to create a getaway in the heart of Muskoka! Easy year round access off Highway 11 to this Muskoka River property ready for your inspiration. Level lot with 125 feet of frontage on the river has been cleared, situated at the end of a private road with no neighbours to one side or across the river. Buyer to satisfy themselves regarding potential planning approvals. Lot is on the identified 100 year flood plain. |



| Address | GOLF Lane | 169 RANKIN LAKE Road | 288 PORTAGE Road |
|----------------------|--|---|---|
| MLS®# | 40085519 | 40085461 | 40084493 |
| Status | Pending | Pending | Pending |
| Original List Price | \$75,000 | \$499,900 | \$1,749,000 |
| List Price/List Date | \$75,000 / 03/23/2021 | \$499,900 / 03/25/2021 | \$1,749,000 / 03/21/2021 |
| Sold Date | 03/29/2021 | 03/30/2021 | 04/05/2021 |
| Sale Price | | | |
| Region (CoP) | Parry Sound | Parry Sound | Muskoka |
| District/Municip | Strong | Seguin | Georgian Bay |
| Style | | | 1.5 Storey |
| Sewage | None | None | Septic |
| Water | | | Lake/Lake/River |
| Heating | | | |
| Sub Dist/Loc Area | Strong | Seguin | Georgian Bay |
| Year Built | | | |
| DOM | 6 | 5 | 15 |
| Basement | | | Unfinished, Partial Basement |
| Beds Total | | | 3 |
| Bath Total | | | 2 |
| Garage | | | 4 |
| Acres Total | < 0.5 | 2-4.99 | 0.50-1.99 |
| Lot Front/Depth | 105.00 / 145.00 | 436.00 / 0.00 | 156.99 / 418.95 |
| Sqft AG/Total | | | 1,466 |
| Sqft Total | | | 1,466 |
| Waterfront Y/N | No | Yes | Yes |
| Waterfront Name | | Rankin Lake | Baxter Lake |
| Remarks | Great chance to buy a residential building lot in the Village of Sundridge. Quick walk or drive to public beach access (Sunny Ridge Public Beach) on Lake Bernard just down Sunny Ridge Rd. You can also stroll over to The Ridge Golf Club which is just across the road. Fairly level lot, 105 ft x 145 ft on a year round municipally maintained road with hydro & phone services available. Great location with easy access to Highway 11 and minutes to the Village of Sundridge. | Start living your best life! Imagine building your dream home on this executive size 3.4 acre lot on Rankin Lake. A lovely winding driveway is already installed off of the year round paved road and there are many building sites giving you options for different building styles. An elevated area gives you panoramic southerly views as well as a gentle slope down to the waterfront with an area of sand entry. Hydro is at the road. This property is located less than 10 minutes from the south end of Parry Sound and less than 2 hrs from Pearson Int making it an ideal location for raising a family, having a home based office or retirement. Come to Parry Sound and let the All Points North Group help you Be Where You Want To Be! Offers will be presented Mar 30, 2021 at 6pm. | Escape to Baxter Lake with access to Gloucester Pool! Exceptional in every way! this home is definitely the Lakehouse in the woods - inside & out it Sparkles. Wood floors, ceilings, walls & view. Perfect sunken Muskoka room to view expansive Sun all day East/South exposure. Immaculate Boathouse, Garage and Bunkie. Drive to the door from T.O. in less than 1.5 hours. |



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|-----------------------------|---|--|---|
| Address | 1309 HWY 60 | 75 MILLER Drive | 1050 PAIGNTON HOUSE Road #S325 |
| MLS®# | 40083316 | 40081190 | 40080614 |
| Status | Pending | Pending | Pending |
| Original List Price | \$349,900 | \$1,125,000 | \$229,000 |
| List Price/List Date | \$349,900 / 03/19/2021 | \$1,125,000 / 03/26/2021 | \$229,000 / 03/15/2021 |
| Sold Date | 03/29/2021 | 04/06/2021 | 04/05/2021 |
| Sale Price | | | |
| Region (CoP) | Muskoka | Parry Sound | Muskoka |
| District/Municip | Huntsville | McDougall | Muskoka Lakes |
| Style | Bungalow | Bungalow | 1 Storey/Apt |
| Sewage | Septic | Septic | Private |
| Water | | Lake/Drilled Well | Lake/Drilled Well |
| Heating | | | |
| Sub Dist/Loc Area | Chaffey | McDougall | Medora |
| Year Built | | | 2009 |
| DOM | 10 | 11 | 21 |
| Basement | 600 Square Feet, Fully Finished, Full Basement | 1,300 Square Feet, Walk-Out, Fully Finished, Full Basement | |
| Beds Total | 2 | 3 | 1 |
| Bath Total | 2 | 2 | 1 |
| Garage | 0 | 3 | |
| Acres Total | 0.50–1.99 | < 0.5 | 25–49.99 |
| Lot Front/Depth | 214.00 / 210.00 | 102.00 / 184.00 | 0.00 / 0.00 |
| Sqft AG/Total | 600 | 1,646 | 749 |
| Sqft Total | 1,200 | 2,946 | 749 |
| Waterfront Y/N | No | Yes | Yes |
| Waterfront Name | | HARRIS | Lake Rosseau |
| Remarks | Exciting opportunity for potential airbnb, rental, cottage, or home. .9 acre level absolutely private lot backing onto Deerhurst Highlands' PGA 18 hole golf course. Serviced by municipal water, septic new in 2009, furnace 2016, a/c 2020, shingles 2018, newer windows, hot water tank, back up generator, bathrooms, appliances including new retro style fridge and off grid propane range, and more! The main level interior living/dining and kitchen is sunlit open concept with high end wood look laminate flooring, new Napoleon electric fireplace in living room with walk out doors to large composite deck featuring new Okanagan Hot tub with surround furniture/bar. Large main level bathroom with laundry. Basement is fully finished - new t & g pine throughout. Spacious master bedroom with large closet, 2nd bedroom, bonus room, and 2 piece bathroom. Affordable absolutely adorable comes fully equipped for your enjoyment on closing! Located adjacent to Deerhurst Resort and across the road from their Adventure Park, 5 minute drive from vibrant downtown Huntsville, Marina, Hidden Valley Highlands ski hill, on route | SERENE HARRIS LAKE! EXECUTIVE 4 SEASON WATERFRONT LAKEHOUSE! Over 2900 sq ft finished, EXTENSIVELY UPGRADED THRUOUT, Wrapped in windows & sundecks viewing lake, Maintenance free composite decking system, Curl up by the Gas fireplace in the spacious living room enhanced with white wash pine ceilings, LED pot lighting, Designer Birch kitchen boasts abundance of cupboards, Corian counters, B/I appliances, Large family Dining room, Hardwood floors, Master with walk in closet & private lakeside deck, Finished Walkout lower level is ready for family fun, Games room with pool table, Large Media/Guest room + 3rd bedroom, 2nd designer bath, Efficient hot water heating system, Steel tiled roofing w/warranty, Screened in sunroom, Relax in the lakeside hot tub, Extensive waterfront docking & sundecks to enjoy the Panoramic lake views, DESIRABLE GARAGE + HEATED SHOP for the Handyman/woman, Over 2000 sq ft w/2nd floor loft/insulated bunkie area with skylights, Year round road access, 2.5 hours from GTA, ESCAPE to the NORTH from the city to this | Opportunity to OWN at the world-class J.W. Marriott resort located on beautiful Lake Rosseau. Everything is taken care of for you, all you have to do is show up to enjoy your personal weeks in summer, winter, spring and fall and the resort rents out your condo the rest of the time to mitigate expenses. The mile-long views and relaxation potential are legion with in-house restaurants, pool, fitness, beach and so much more. This spacious one-bedroom suite is tastefully furnished and features a stone fireplace and a third-floor balcony with a fantastic view. |



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|-----------------------------|------------------------------|--------------------------|-----------------------------|
| Address | 3000 MUSKOKA ROAD 118 | 14 CHARLES Avenue | 571 WHITE HOUSE Road |
| MLS®# | 40080469 | 40080181 | 40078121 |
| Status | Pending | Pending | Pending |
| Original List Price | \$995,000 | \$1,499,000 | \$599,900 |
| List Price/List Date | \$995,000 / 03/23/2021 | \$1,499,000 / 03/29/2021 | \$599,900 / 03/18/2021 |
| Sold Date | 03/30/2021 | 04/05/2021 | 03/31/2021 |
| Sale Price | | | |
| Region (CoP) | Muskoka | Parry Sound | Muskoka |
| District/Municip | Muskoka Lakes | McKellar | Huntsville |
| Style | 1.5 Storey | Bungalow | Bungalow |
| Sewage | Septic | Septic | Septic |
| Water | Lake/Drilled Well | Lake/Lake/River | |
| Heating | | | |

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|--------------------------|---|-------------------------------------|--|
| Sub Dist/Loc Area | Watt | McKellar | Brunel |
| Year Built | | 2011 | 2000 |
| DOM | 7 | 7 | 13 |
| Basement | 296 Square Feet, Exposed Rock, Separate Entrance, Walk-Out, Partially Finished, Partial | Walk-Out, Unfinished, Full Basement | 1,040 Square Feet, Fully Finished, Full Basement |
| Beds Total | 4 | 3 | 3 |
| Bath Total | 2 | 2 | 2 |
| Garage | | 2 | 1 |
| Acres Total | 0.50–1.99 | < 0.5 | 2-4.99 |
| Lot Front/Depth | 321.00 / | 114.99 / | 203.03 / 500.00 |
| Sqft AG/Total | 1,715 | 1,785 | 1,100 |
| Sqft Total | 2,011 | 1,785 | 2,140 |
| Waterfront Y/N | Yes | Yes | No |
| Waterfront Name | Brandy Lake | MANITOUWABING | |

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| Remarks | Maintenance-free and year-round easy access! This postcard-perfect cottage/home checks all the boxes with four bedrooms, an open family design, and stunning lake views. On the market for the first time in twenty years—if you are looking to retire to Muskoka, this happy home is the place for you. Enjoy your privacy with 321 feet of gently sloping property, two enjoyable waterfront areas: a sandy beach for the kids, and another with rock shelf entry and deep water. Enjoy the outdoors from a spacious resin deck complete with outdoor television or the private sitting deck overlooking the water. A mature Muskoka woodland, beautiful perennials, and extensive granite landscaping with artistically designed custom railings. Two separate driveways, a double detached fully insulated garage offers finished upper accommodation for overflow guests or a quiet place to hide. Forced-air Propane furnace, central air, and a drilled well. This fantastic opportunity is five minutes to Port Carling. | Breathtaking views as you enter this beautiful Cedarland Viceroy, Carlyle Style, cottage on Lake Manitowabing. Deck off the master bedroom and dining room. Move in ready, most furnishings included. Sandy beach. Premium floating dock, two years old, serviced in 2020. Waterloo Biofilter Residential System, new UV lamp recently installed. Landscaped all around the property. Tall ceiling basement with walkout ready for your personal touch. Plumbed for washroom. Wood exterior, 25 years before painting will be needed. Roller shade decorative window coverings. Powerful ceiling fan in great room, no need for A/C. Built in Generac system. On municipally maintained road that was recently widened for snowplow and emergency vehicle access. Enjoy your privacy, only 5 properties on this cul-de-sac. Full service marina. Centre Rd., public boat launch approx. 5 minutes away. Two car garage with hydro. Be sure to check out the virtual tour. Enjoy your summer here! | Incredible offering of this beautiful ranch style 1,100 sq ft bungalow resting on a gorgeous private 2.3-acre wooded property on a year-round township-maintained road just 20 minutes from Downtown Huntsville and offers Bell fibre optic high-speed internet to satisfy all your working from home needs! The main level boasts bright, open concept principal rooms with front porch entry for guests plus a huge deck overlooking the backyard creating the ideal space for your outdoor dining and lounge furniture. The perfect family layout including 3 perfect main floor bedrooms and full 4-piece bathroom with tub for kids. Fully finished basement offers a massive rec. room including wet bar for easy entertaining, spare room or home office, separated laundry room and 2nd full bathroom with walk in shower. Detached 17'x20' garage for winter parking and storage space for your toys and tools. Stunning landscaped property with large, cleared backyard to run and play while enjoying all the fresh air here in Muskoka, plus easy access down the road to OFSC snowmobile trails to explore, or short drive to South Portage boat launch and lake |
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|-----------------------------|--|--|--|
| Address | BUMBLE BEE Road | LOT 15 MAXWELL Lane | 1003 MATTHEWS Drive #Cottage 6 (7 |
| MLS®# | 40076189 | 40058759 | 40044224 |
| Status | Pending | Pending | Pending |
| Original List Price | \$2,595,000 | \$195,000 | \$89,900 |
| List Price/List Date | \$2,595,000 / 03/04/2021 | \$195,000 / 01/20/2021 | \$89,900 / 11/13/2020 |
| Sold Date | 03/29/2021 | 04/05/2021 | 03/28/2021 |
| Sale Price | | | |
| Region (CoP) | Parry Sound | Parry Sound | Muskoka |
| District/Municip | Seguin | South River | Muskoka Lakes |
| Style | | | 2 Storey |
| Sewage | None | None | Septic |
| Water | Lake/None | Lake/None | Lake/Drilled Well, Other |
| Heating | | | |
| Sub Dist/Loc Area | Seguin | South River | Watt |
| Year Built | | | 2010 |
| DOM | 25 | 75 | 135 |
| Basement | | | None |
| Beds Total | | | 3 |
| Bath Total | | | 3 |
| Garage | | | |
| Acres Total | 2-4.99 | 2-4.99 | 2-4.99 |
| Lot Front/Depth | 417.00 / | 258.00 / 692.00 | 164.99 / |
| Sqft AG/Total | | | 2,275 |
| Sqft Total | | | 2,275 |
| Waterfront Y/N | Yes | Yes | Yes |
| Waterfront Name | Little Lake Joseph | Deer | Rosseau |
| Remarks | Spectacular 417-foot vacant shore comprising a beautiful composition of idyllic shallower cove sweeping to crystal clear deeper waters and rock shelf shore serving up incredible privacy and magnificent views along the pristine and quieter shores of Little Lake Joseph. Immense privacy afforded without sparing close proximity to Minett and Port Sandfield and even Rosseau in this very central and desirable location. Gently sloping lot with mature forest, 4.25 acres of land, road in place, wonderful building site – a blank canvas for those who want to build their dream cottage, this is a great lot with many great attributes. | Vacant waterfront lot in an unorganized township. 258' of waterfront on Deer Lake with southeast exposure. This property is 2 acres in size and located on a private road. Hydro is available one lot away. Deer Lake is located west of South River/Hwy 11, north of Hwy 124. | LIMITED OPPORTUNITY - Luxury fractional ownership awaits at 'The Cottages at Windermere' overlooking beautiful Lake Rosseau. This offering in Cottage #6 includes 7 weeks of truly carefree Muskoka enjoyment in an intimate setting of only 6 cottages. Plenty of room for family and friends with 3BRs plus den, 2,275 sq.ft. interior plus over 800 sq.ft. of outdoor space to enjoy. Property sits adjacent to the historic Windermere House lakeside resort where 5-star service at restaurants, spa, fitness centre and more are only steps away and accessible to you as an owner. South-west exposure, amazing lake views. Sand beach, public docking, marina amenities & golf course are also conveniently at hand. Want to see what a spacious and gracious Muskoka lifestyle is all about? Click on the multi-media link for 3D iGuide tour including 360 degree interior views from the interactive floor plans. The Cottages at Windermere is also affiliated with Preferred Residences - the membership and exchange program for luxury shared ownership resorts - giving owners the choice to enjoy carefree time in Muskoka in every |



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|-----------------------------|--|--|--|
| Address | 3876 MUSKOKA 118 Road #Carling 9 | 3876 MUSKOKA 118 Road #Carling 6 | 1137 OLD PARRY SOUND Road #38 |
| MLS®# | 40033902 | 40009920 | 180719 |
| Status | Pending | Pending | Pending |
| Original List Price | \$224,900 | \$95,000 | \$52,985 |
| List Price/List Date | \$224,900 / 10/13/2020 | \$95,000 / 08/19/2020 | \$48,500 / 04/02/2019 |
| Sold Date | 04/03/2021 | 03/30/2021 | 04/01/2021 |
| Sale Price | | | |
| Region (CoP) | Muskoka | Muskoka | Muskoka |
| District/Municip | Muskoka Lakes | Muskoka Lakes | Muskoka Lakes |
| Style | 2 Storey | 2 Storey | 2 Storey |
| Sewage | Septic | Septic | Shared |
| Water | Lake/Drilled Well, Well | Lake/Drilled Well, Well | |
| Heating | | | Forced Air-Propane/Fireplace-Gas |
| Sub Dist/Loc Area | Medora | Medora | Watt |
| Year Built | 2010 | 2010 | 2007 |
| DOM | 172 | 223 | 730 |
| Basement | Unfinished, Full Basement | Unfinished, Full Basement | None |
| Beds Total | 3 | 3 | 3 |
| Bath Total | 3 | 3 | 2 |
| Garage | | | |
| Acres Total | 25-49.99 | 25-49.99 | < 0.5 |
| Lot Front/Depth | 725.00 / | 725.00 / | 0.00 / |
| Sqft AG/Total | 1,679 | 1,679 | 1,598 |
| Sqft Total | 1,679 | 1,679 | 1,598 |
| Waterfront Y/N | Yes | Yes | No |
| Waterfront Name | Joseph | Joseph | |
| Remarks | <p>Welcome to the Muskokan Resort on Lake Joseph. These semi-detached villas, known as Carling, offer luxurious vacationing without the hassle of cottage ownership. This unit is complete with 3 bedrooms, 3 baths, open concept living, kitchen and dining areas, beautiful Muskoka Room and large deck and covered porches. The Muskokan offers all of the amenities you could want; tennis courts, basketball courts, playground, library, outdoor pool, exercise room, sauna and a beautiful natural sand beach with stunning views of Lake Joseph. Minutes to Bala or Port Carling, this is the perfect cottage location. This fractional ownership offers 5 weeks of vacationing year round in Muskoka. Everything is included – simply bring your suitcase and relax. The villa is fully furnished with tasteful and high-end furniture, stainless steel appliances and has been wonderfully decorated. Great opportunity to be in Muskoka!</p> <p>The Carling 9 villa was the developer's choice and is one of the most unique options on the property. Sitting perfectly positioned on the</p> | <p>Welcome to the Muskokan Resort on Lake Joseph. These semi-detached villas, known as Carling, offer luxurious vacationing without the hassle of cottage ownership. This unit is complete with 3 bedrooms, 3 baths, open concept living, kitchen and dining areas, beautiful Muskoka Room and large deck and covered porches. The Muskokan offers all of the amenities you could want; tennis courts, basketball courts, playground, library, outdoor pool, exercise room, sauna and a beautiful natural sand beach with stunning views of Lake Joseph. Minutes to Bala or Port Carling, this is the perfect cottage location. This fractional ownership offers 5 weeks of vacationing year round in Muskoka. Everything is included – simply bring your suitcase and relax. The villa is fully furnished with tasteful and high-end furniture, stainless steel appliances and has been wonderfully decorated. Great opportunity to be in Muskoka! This ownership can be purchased with week 1 for 10 weeks and 2 consecutive summer weeks!</p> | <p>The opportunity to own 5 weeks in Muskoka! Enjoy this year round 3 bedroom, 2 bathroom fully furnished cottage located on Nutt Lake, a motor free lake across from Diamond in The Ruff Golf Course. Quiet secluded vacationing only 20 minutes from Rosseau and Huntsville, located in the heart of Muskoka. Main floor is open concept with living room, dining room, kitchen, 2 bedrooms and a bathroom. Second floor has the third bedroom and separate bathroom. Enjoy the screened in Muskoka Room and sun filled deck. Enjoy year round activities such as canoeing, paddle boating, ice skating and cross country skiing!</p> <p>Monthly fee's of \$369.86 covers taxes and maintenance.</p> |



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|----------------------|--|
| Address | 1 B 494 Island |
| MLS®# | PS490510000504400 |
| Status | Pending |
| Original List Price | \$1,499,900 |
| List Price/List Date | \$1,250,000 / 05/03/2017 |
| Sold Date | 10/19/2020 |
| Sale Price | |
| Region (CoP) | Parry Sound |
| District/Municip | The Archipelago |
| Style | |
| Sewage | None |
| Water | |
| Heating | |
| Sub Dist/Loc Area | Archipelago South |
| Year Built | |
| DOM | 1,265 |
| Basement | |
| Beds Total | 0 |
| Bath Total | 0 |
| Garage | |
| Acres Total | 25-49.99 |
| Lot Front/Depth | / |
| Sqft AG/Total | |
| Sqft Total | |
| Waterfront Y/N | Yes |
| Waterfront Name | GEORGIAN BAY SOUTH OF PARRY : |
| Remarks | This beautiful island of trees and rock shore and beaches is in the Long Sault Amanda neighbourhood, north of Sans Souci with magnificent views in all directions including open Georgian Bay. Potential for a total of 4 building lots, Hydro on island. Rare large island offering with family compound potential. |