



Address	1029 EAST RANKIN Road	1435 JUDDHAVEN Road	2416 STISTED Road
MLS®#	40138600	40138026	40134190
Status	Pending	Pending	Pending
Original List Price	\$2,000,000	\$949,000	\$325,000
List Price/List Date	\$2,000,000 / 07/06/2021	\$949,000 / 07/07/2021	\$325,000 / 06/26/2021
Sold Date	07/09/2021	07/07/2021	07/05/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Muskoka Lakes	Muskoka Lakes	McMurrich/Monteith
Style	Bungalow	1.5 Storey	
Sewage	Septic	Septic	None
Water	Lake/Lake/River	Well/--	None/--
Heating			

Sub Dist/Loc Area	Medora	Medora	McMurrich
Year Built	1950		
DOM	3	0	9
Basement	None	Unfinished, Crawl Space	

Beds Total	3	2	
Bath Total	2	2	
Garage			
Acres Total	0.50–1.99	100+	100+
Lot Front/Depth	195.00 /	/	3,351.00 / 1,323.00
Sqft AG/Total	1,100	1,700	
Sqft Total	1,100	1,700	
Waterfront Y/N	Yes	No	No
Waterfront Name	Lake Muskoka		

Remarks	The perfect Muskoka property only 8 minutes to Port Carling with Island dotted views, enjoying South through West exposure for the perfect all day sun & sunsets. The property has a gradual slope through the pines to the waters edge with 195 feet of Granite shoreline and a mix of shallow & deep water for all ages to enjoy. The cottage is a smaller, quaint old fashioned 3 season place with new windows and lots of decking. Living room with fire place, dining area with Lake views, 3 bedrooms, 2 bathrooms and a great outdoor shower. Start your family memories here.	Outstanding 240 AC landbank in the heart of Minett now for sale for the very 1st time since 1882. Steeped in history the original Jean-Marie homestead serves up a naturalists paradise. Gorgeous forests of poplars, birch, maples & more these wooded lands are endlessly romantic and picturesque. An idyllic location to build a Muskoka hideaway one can simply envision a sleek contemporary 4 seasons recreational retreat hidden amidst theses gracious woods. With superb access to everything on or nearby Rosseau - A mere minutes from Exemplary golf at Lake Joe club or the Rock, Ports Carling & Sandfield Boutiques & a "stones throw" from a myriad of launches for your ski boat, or kayak to enjoy the nearby wonderful Lake Rosseau waters. These lands gift the ultimate in privacy and beauty. Apple trees, historic hiking paths, carpets of spring daffodils & once upon a time a Narnia of more than 400 trees were tapped to make maple syrup. Splendid Rocky points include high promontory outlooks. Uniquely	Best lot EVER! This 103 acre parcel includes rolling terrain and long views over meadows/pastures. Gated driveway off year round municipally maintained road. Privacy. Mature forest (mixed). Cut your winters wood here or use it to hunt - 2 deer blinds in place. Mixed exposures. Just on the outskirts of Sprucedale with quick access to Hwy 518 and Hwy 11. Ready for your summer building plans.
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Address	15 LAWRENCE Avenue	1326 WINDERMERE Road #6	1011 HEMLOCK POINT Side Road
MLS®#	40134125	40134111	40133013
Status	Pending	Pending	Pending
Original List Price	\$700,000	\$699,000	\$11,995,000
List Price/List Date	\$700,000 / 06/27/2021	\$699,000 / 06/26/2021	\$11,995,000 / 07/05/2021
Sold Date	07/06/2021	07/06/2021	07/08/2021
Sale Price			
Region (CoP)	Parry Sound	Muskoka	Muskoka
District/Municip	Machar	Muskoka Lakes	Muskoka Lakes
Style	Cottage	1.5 Storey	2 Storey
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Lake/Lake/River	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Machar	Watt	Medora
Year Built		1975	
DOM	9	10	3
Basement	None	Unfinished, None	1,400 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	3	3	6
Bath Total	1	1	6
Garage			3
Acres Total	0.50–1.99	0.50–1.99	2-4.99
Lot Front/Depth	106.00 /	109.87 / 362.42	465.00 /
Sqft AG/Total	700	1,220	4,400
Sqft Total	700	1,220	5,800
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Eagle Lake	Three Mile Lake	Lake Joseph
Remarks	Ready for the Summer! Dock has been installed, water system is running, beds are made! Fill the fridge and you are ready to go! Three bedroom cottage with Bunkie that sleeps 4 more. Cottage is open concept living/dining/kitchen. Located only a hop, skip and jump from the shoreline with beautiful island views. Over 100 feet of waterfront on spring fed, Eagle Lake. Cottage has a woodstove in the living room for those cooler spring and fall nights. Domestic water is drawn from the lake and the cottage is connected to a septic system. 10' X 8' shed with hydro provides extra storage. The 385+ feet of depth and 0.89 acre in size make for a private setting. Lawrence Avenue is municipally owned, privately maintained. Eagle Lake is less than 3 hours from Hwy 400/ Hwy 7. Hwy 11 is only a short distance away. Offer date has been set for July 6, 2021. Note: Google Maps has mislabeled Lawrence Ave. as Rosanna. Follow directions in listing versus GPS.	Well built and meticulously maintained cottage sitting on a gently sloping, child friendly lot. This wonderful cottage is located on a large, beautiful lake and is a short drive to the resort towns of Huntsville or Bracebridge for the enjoyment of any number of festivals put on during the summer months. This bustling area has everything you need for your getaways including great dining or golf at world famous Windermere Resort. Nearby trails are great for hiking and the cottage is located well off the municipally maintained road for privacy. Easy walk down to the water where you'll find a good sized deck and hard packed, sand bottom shoreline with gradual slope to deeper water - a great feature for children. The lake is well known for its fishing including Pickerel and Large/Smallmouth Bass. Stepping out to the end of the dock you have amazing wide open views of the lake. With a number of bays scattered around the lake there's plenty of room to explore or find your secret fishing spot. Enjoy an	1st ever offering of this stunning 7 bdrm custom built Family Estate exclusively addressed along the southern shores of Lk Joe's Hemlock Point boasting 465' & 2.4 acres of superbly private & gentle forested lands. Today's elegance abounds in the 4 season principal residence w meticulously design infused details marrying classic old Muskoka with contemporary new. Gorgeous marble baths, gleaming wide plank flooring, exposed post & beam, 5 statement Fp's includes dramatic 2 sided stone Fp alongside chef's kitchen & dining. A myriad of sweeping grand principal areas each open to Lk side stone terraces & classic Hamptons white Muskoka Room with flagstone floors. Many suited bdrms, luxe Master wing complete with lkside office, Chic contemporary Fp, his & her dressing areas & 5-piece marble bath. Dramatic spaces everywhere includes lower level with dreamy waterside bdrm & priv bath & terrace, wine room, media room & gym area. All this new beauty



Address	174 LORIMER LAKE Road	27 BOWES Street	1059 WEST BLACK LAKE Road
MLS®#	40132951	40132907	40131741
Status	Pending	Pending	Pending
Original List Price	\$299,900	\$200,000	\$2,695,000
List Price/List Date	\$299,900 / 06/22/2021	\$200,000 / 06/21/2021	\$2,695,000 / 06/21/2021
Sold Date	07/06/2021	07/09/2021	07/05/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	McDougall	Parry Sound	Muskoka Lakes
Style	Bungalow Raised		2 Storey
Sewage	Septic	Sewer (Municipal)	Septic
Water	Other/--	Municipal/--	Lake/Lake/River, Other
Heating			
Sub Dist/Loc Area	McDougall	Parry Sound	Wood
Year Built		1923	2000
DOM	14	18	14
Basement	Unfinished, Crawl Space	Partially Finished, Full Basement	Exposed Rock, Unfinished, Partial Basement
Beds Total	4	7	5
Bath Total	1	3	4
Garage	0		
Acres Total	10-24.99	< 0.5	10-24.99
Lot Front/Depth	0.00 / 0.00	66.00 / 264.00	520.00 /
Sqft AG/Total	851	800	5,300
Sqft Total	851	800	5,300
Waterfront Y/N	No	No	Yes
Waterfront Name			Black
Remarks	18 acres of paradise in a quiet cottage country community. This newer home is set back off of the road on a private lot with no view of neighbours. Close to several lakes and rivers. Perfect for outdoor lovers or those looking to downsize. Inside, you will find 4 bedrooms, a full bathroom and open concept living/kitchen. Home is being sold "as-is". Currently has 100amp service, water holding tank for the water system and is fully insulated for winterized potential.	Welcome to downtown Parry Sound. This great well treed level lot is 0.40 acres with R2 Zoning. Currently homes a tri-plex – Being sold "As Is Where Is". needs to be demolished, selling for lot value. Come build your dream home or erect another multi-family dwelling. Invest in the future. Within walking distance to downtown, restaurants, shopping, post office, LCBO and so much more. The 3 residential units are currently tenanted, will be issued a N13 Notice for vacant possession for closing. Property has natural gas and parking for 3. Taxes 2021 - \$4,061.60. Hydro 2020 - \$4,582.71. Water/Sewer 2020 - \$6,098.07. Union Gas 2020 - \$11534.48	This Fantastic & Unique Custom Home Is A Must-See for Anyone Looking For Real Value In The Heart of Muskoka. A One Of A Kind 5000+ Sq. Ft Year Round Home Or Cottage On 23 Acres. 520 Ft Of Frontage On Black Lake With Nature & Privacy Surrounding. The Main Floor Features A Gourmet Kitchen With Granite Countertops, A Large Island, High-End Appliances, A Walk-In Pantry And A Separate Dining Room Space. With 30 Ft Ceilings, A Floor to Ceiling Wood-Burning Fireplace And A Large Party/ Games Room Complete With A Wet Bar And Radiant In-Floor Heating Makes This Home / Cottage The Perfect Setting For Entertaining. The Second Floor Features Hardwood Floors Throughout, A Large Primary Bedroom With A Walk-in Closet And Ensuite Which Includes A Steam Shower, Heated Towel Rack and Lake Views. The Other 4 Bedrooms Have Ensuite Privileges And Include Individual Lofts With Room to Play Or Sleep. Relax Or Entertain On The Oversized Deck Surrounded



Address	1053 THOMPSON Road	1 84C Island	33 LAKERIDGE Road
MLS®#	40131219	40131038	40130831
Status	Pending	Pending	Pending
Original List Price	\$1,500,000	\$749,000	\$895,000
List Price/List Date	\$1,500,000 / 06/21/2021	\$749,000 / 06/18/2021	\$895,000 / 06/18/2021
Sold Date	07/07/2021	07/06/2021	07/08/2021
Sale Price			
Region (CoP)	Muskoka	Parry Sound	Parry Sound
District/Municip	Lake of Bays	Carling	McDougall
Style	Bungalow	Bungalow	Bungalow
Sewage	Septic	Septic	Septic
Water	Lake/Lake/River	Bay/Lake/River, Other	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Franklin	Carling	McDougall
Year Built	1984		2008
DOM	16	18	20
Basement	300 Square Feet, Walk-Out, Partially Finished, Full Basement	None	Unfinished, Full Basement
Beds Total	4	3	4
Bath Total	2	1	1
Garage			3
Acres Total	0.50–1.99	0.50–1.99	2-4.99
Lot Front/Depth	140.00 / 187.00	342.00 /	279.00 / 0.00
Sqft AG/Total	1,640	1,500	1,400
Sqft Total	1,940	1,500	1,400
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Lake of Bays	GEORGIAN BAY	Bell Lake
Remarks	Presenting 1053 Thompson Road – classic Canadiana on Lake of Bays. Enjoy the pristine waters and private setting at this quintessential family retreat and see what Muskoka cottaging is all about. Immaculately maintained by the original owners, the cottage is set on a 140' west-facing lot on a quiet, ultra-private dead-end road just 500m from paved municipal access. Approximately 1640 sq. ft. of main floor living space, with beautiful pine vaulted ceilings, wood-paneled walls, screened-in porch, and gorgeous views from every window. Large kitchen and dining area, a family-sized bathroom, and generous bedrooms. The full walkout basement has an additional bedroom, full bathroom, rec room, and access to the naturalized lot and pathway to the water. Listen to the wind rustle the trees from the large deck overlooking the water with an early morning coffee or watch the sunsets unfold on the dock each night. Enjoy the wildlife and mature flora and fauna the property has to offer. Low	GEORGIAN BAY ISLAND GEM! TURNKEY WINTERIZED 4 SEASON COTTAGE in the RENOWNED SNUG HARBOUR AREA! 2 NATURAL SANDY BEACHES, SURROUNDED BY CROWN LAND on 3 SIDES, Enjoy Breathtaking MORNING SUNRISES and EVENING SUNSETS from the West Lookout, Bright Open concept design, 3 bedrooms + Bunkie at water's edge, New septic system 2011, Updated windows thruout, Propane heating, Excellent docking system ideal for Cruiser & multiple boats, Enjoy the panoramic views from the huge wrap around sundeck, *Easily accessible in winter by snowshoe or snowmobile, *Just 15 mins from Killbear Marina, CLASSIC GRANITE SHORELINE with LONG, ISLAND DOTTED BAY VIEWS! THIS FULLY EQUIPPED LAKEHOUSE IS READY FOR YOUR 'COTTAGE LIFE' TO BEGIN! INVEST IN THE NORTH!	EXCEPTIONAL PRIVACY, with open concept floor plan complete with 2.667 acres of mature forest, 278 ft of waterfront and western exposure on beautiful BELL LAKE. Only 10 minutes from the town of Parry Sound, Bell Lake is ideal for boating, paddle boarding, canoeing, swimming and fishing. At the waterfront there is a natural sandy beach for wading into the water, a dock for your boat, waterslide, racks for your water toys, and a deck for spending your days in the sunshine while the children play at the water's edge. The 1400 sq ft bungalow has a an inviting cottage feel with pine interior, vaulted ceilings, and a wall of sliding doors/windows creating bright warm living spaces. With 4 bedrooms the cottage has plenty of space for your family and/or for guests. The floor plan lends itself perfectly to sharing time with your guests, with a spacious kitchen/living/dining area that flows from room to room, as well as to the side deck for easy access to the grill, and the beautiful



Address	233 ODDS Drive	8 MAXWELL Lane	1405 JUDDHAVEN Road #87
MLS®#	40128818	40125722	40125088
Status	Pending	Pending	Pending
Original List Price	\$899,000	\$425,000	\$8,252,000
List Price/List Date	\$899,000 / 06/25/2021	\$425,000 / 06/04/2021	\$8,252,000 / 06/06/2021
Sold Date	07/02/2021	06/13/2021	07/06/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Muskoka
District/Municip	Unorganized Centre Parry Sound Distr	South River	Muskoka Lakes
Style	Bungalow		2 Storey
Sewage	Septic	None	Septic
Water	Lake/Lake/River	Lake/None	Lake/Lake/River
Heating			
Sub Dist/Loc Area	Restoule	South River	Medora
Year Built			2014
DOM	7	9	30
Basement	Unfinished, Crawl Space		1,480 Square Feet, Walk-Out, Fully Finished, Full Basement
Beds Total	2		6
Bath Total	2		5
Garage	3		
Acres Total	0.50–1.99	2-4.99	2-4.99
Lot Front/Depth	162.00 /	152.00 / 1,370.62	330.00 /
Sqft AG/Total	1,700		2,740
Sqft Total	1,700		4,220
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Restoule Lake	Deer Lake	Lake Rosseau
Remarks	<p>**OFFER ACCEPTED FIRM - WILL POST SOLD WHEN DEPOSIT IS RECEIVED** Easy main floor living, neat as a pin, and ready to enjoy! Located on Restoule Lake, one of the larger lakes in the area with a surface area of 12.37 km² and 14.5km in length. Endless days can be spent on the 162ft. waterfront with east exposure. Imagine recalling the days adventures on the private deck with sun into late afternoon. The waterfront area is private, with a child friendly shoreline and water deep enough off the dock to moor a boat. The property is level providing room for games or entertaining, easy access from the road to the home, and from the home to the water. The home was updated with an additional primary wing added to the existing structure in 2010. The very large Primary bedroom boasts a beautiful view out the numerous windows to the lake, an expansive walk-in closet and a very generous 3-piece ensuite. Bright and cheerful would describe this home, with the large living room with a wall of</p>	<p>Reluctant owner selling stunning estate lot on Deer Lake. 4.433 acres w/ gorgeous sunrise & lake views. Located off a private year round access road. Prepped gravelled lot w/ mature trees & underground hydro ready for your build. Hassle free construction in an unorganized township. Over 150 feet of shoreline with a sandy bottom. Great fishing, golf course & trails for all season activities. Just 10 mins to local treats & 25 mins to town.</p>	<p>Absolutely superb package on Lake Rosseau serves up all the classic wish list ingredients of unquestionable privacy, south west sun all day, deep and shallow water, central location, minimal boat traffic, ease of access, with everything finished turnkey and nothing left undone. Custom built 4,220 sq. ft. 6+ bedroom cottage luxuriously appointed with 'Muskoka Living' flavored designer infused interior enveloping spaciouly accommodating principal living and entertaining areas, stunning chef's kitchen with Walnut centre island top, warming drawer, wine fridge, lakeside dining, screened Muskoka porch, and grande Great room with floor-to-ceiling Muskoka stone fireplace and electric drop down screens, further enhanced by a large 'primary' bedroom suite wing, complete with walkout to lakeside deck, walk-in closet, and 5 pc. ensuite, plus main floor laundry room and 2 pc. powder room. 3 upper bedrooms plus a loft, 2 full bathrooms. Finished lower level walkout affords ample sleeping quarters with 2 more generous</p>



Address	352 FALCON Road	CONCESSION 2 AND 3 Concession	1 E77 MINK Island
MLS®#	40124960	40123071	40121946
Status	Pending	Pending	Pending
Original List Price	\$499,900	\$599,000	\$999,000
List Price/List Date	\$499,900 / 06/04/2021	\$599,000 / 06/02/2021	\$999,000 / 05/29/2021
Sold Date	07/06/2021	07/09/2021	07/06/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Huntsville	Huntsville	Carling
Style	Bungalow	Log	Bungalow
Sewage	Septic	Septic	Other
Water	Drilled Well/--	Drilled Well, Well/--	Bay/Lake/River
Heating			
Sub Dist/Loc Area	Chaffey	Brunel	Carling
Year Built	1956	0	2000
DOM	32	37	38
Basement	800 Square Feet, Partially Finished, Full Basement	600 Square Feet, Separate Entrance, Walk-Out, Unfinished, Full Basement	None
Beds Total	3	1	2
Bath Total	2	1	1
Garage			
Acres Total	2-4.99	50-99.99	2-4.99
Lot Front/Depth	120.00 /	1,311.00 / 3,311.00	3,044.00 /
Sqft AG/Total	1,200	600	1,100
Sqft Total	2,000	1,200	1,100
Waterfront Y/N	No	No	Yes
Waterfront Name			GEORGIAN BAY
Remarks	Great location only two minutes to downtown Huntsville on a quiet, dead end street that feels like you are out in the country! This bungalow sits on 2 acres of land. Lots of room to roam, garden, tap trees for maple syrup! This home has a newer, natural gas furnace, central air, durable laminate and tile flooring. Living room has full-length front window with water views of Vernon narrows. Back yard has forested views and occasional visits from deer, moose and other wildlife. Workshop with hydro, and another building which would make an ideal bunkie, and a fenced, raised garden bed area that is perfect for growing your own food. Walkout from kitchen to patio area that is perfect for BBQ'ing and enjoying the views. Economical carrying costs! Quick closing available.	If you were to imagine what things you would like at a SEASONAL 100 acre retreat, this place just may have it! Gorgeous hand crafted log cabin sitting on 100 acres of Muskoka bush. The pride of ownership is very evident not only in the construction of the cabin and the outbuildings, but the land surrounding it as well. Enjoy the peaceful surroundings of this cabin which features an ample sized porch entry that leads into a sunny great room offering kitchen / living area and loft. Also on main floor is the Master bedroom and bathroom. The woodstove in the great room will keep you cozy on those chilly spring and fall evenings. The lower level serves two perfect uses. Set up as a workshop, it also provides a great area for guests to gather. The walkout will lead you into the back yard near the firepit. Also featured on the property are 2 hand built bunkies. 1 of which is BRAND NEW. Additional building for storage and batteries from solar panel. An added Feature: WIFI booster!!	Once in a lifetime opportunity! Rare Mink Island offering in a local historic location. Sheltered harbour but wide open western vistas with glorious sunsets. Neighboured by lots of Crown islands to explore, Heron Island offers truly peaceful solitude. Smoother pink granite rock slopes to many swimming or fishing places including a protected lagoon, great for kids, at the centre of the island. The cottage is based on an open-design living/dining/kitchen area. Every spot in the interior of the cottage reveals a view of the Bay from surrounding windows. Ceiling lamps hang from the main rooms. Kitchen area faces north; dining area faces east with its own sliding door. Two other sliding doors face east and west and light the living area beautifully. The master bedroom has a sliding door that opens to a magical western view of the bay. The second bedroom has a locking door to the outside. Bathroom has composting toilet and a sink plus storage shelving. The attached workshop (12'x18') on the south side is a single



Address	1110 PINE RIDGE Road	1020 BIRCH GLEN MAPLE COTTAGE	123 FERRIS Road
MLS®#	40119872	40119450	40104423
Status	Pending	Pending	Pending
Original List Price	\$799,000	\$99,000	\$249,000
List Price/List Date	\$785,000 / 05/26/2021	\$99,000 / 05/26/2021	\$199,900 / 05/06/2021
Sold Date	07/09/2021	07/09/2021	07/08/2021
Sale Price			
Region (CoP)	Muskoka	Muskoka	Parry Sound
District/Municip	Gravenhurst	Lake of Bays	Sequin
Style	1.5 Storey	2 Storey	
Sewage	Septic	Sewer (Municipal)	None
Water	Lake/Lake/River	Lake/Municipal	Lake/None
Heating			
Sub Dist/Loc Area	Gravenhurst	McLean	Sequin
Year Built		2006	
DOM	44	44	63
Basement	None	2,190 Square Feet, Unfinished, Full Basement	
Beds Total	4	3	
Bath Total	1	3	
Garage	6		
Acres Total	0.50–1.99	10-24.99	0.50–1.99
Lot Front/Depth	64.99 / 0.00	0.00 /	777.00 /
Sqft AG/Total	1,500	2,190	
Sqft Total	1,500	4,380	
Waterfront Y/N	Yes	Yes	Yes
Waterfront Name	Riley Lake	Lake of Bays	Wright Lake
Remarks	Picture yourself waking up in this sun filled 4 Bed cottage on Riley Lake watching the sun twinkle on the lake. This cottage features floor to ceiling A Frame windows off of the main living room facing the water. A loft that overlooks the dinning/living room and water. w/o from kitchen to large deck. 2 car garage with a loft above perfect for overflow guests. Enjoy all the water activities on this sought after deep clean Lake	Prime Canada-Day Week interval fractional ownership opportunity awaiting (five weeks per year)! Located in beautiful cottage country on Lake of Bays, this 2-storey cottage offers 3 Beds, 3 Bathrooms and a private, free-standing Muskoka Room for that ultra-cozy feeling. Incredible views await on the shoreline where you'll discover a boat dock, a sandy beach front and picturesque views. This gives you ownership of the property for 5 weeks per year. It is NOT a time-share. Weeks for 2021 are: Jan 03-10, May 02-09, July 04-11 (fixed week), Oct 03-10 and Dec 12-20. Come and enjoy on site amenities such as pool, spa hot tub, games room, water activities kayaking, canoeing, paddle boards, moor your own boats, two beaches, and more. The WIFI connection and cable TV make sure even your kids stay connected with the virtual world. Sunday to Sunday occupancy. Let the fun begin!	777 FT. WATERFRONT RETREAT ON PEACEFUL, PRIVATE WRIGHT LAKE, OFF THE GRID GETAWAY USING SOLAR OR ALTERNATE POWER SOURCE, ENJOY NATURE'S PARADISE, SMOOTH ROCK SHORE WITH IDEAL GRADUAL ENTRY, GREAT SWIMMING & FISHING, ULTIMATE IN PRIVACY SURROUNDED BY NATURE, STUNNING VIEWS.



Address	LOT 14 592 Highway	LOT 13 592 Highway	LOT 15 592 Highway
MLS®#	40101851	40101839	40101756
Status	Pending	Pending	Pending
Original List Price	\$150,000	\$160,000	\$150,000
List Price/List Date	\$150,000 / 04/23/2021	\$160,000 / 04/23/2021	\$150,000 / 04/23/2021
Sold Date	07/08/2021	07/08/2021	07/08/2021
Sale Price			
Region (CoP)	Parry Sound	Parry Sound	Parry Sound
District/Municip	Perry	Perry	Perry
Style			
Sewage	None	None	None
Water	None/--	None/--	None/--
Heating			
Sub Dist/Loc Area	Emsdale	Emsdale	Emsdale
Year Built			
DOM	76	76	76
Basement			
Beds Total			
Bath Total			
Garage			
Acres Total	< 0.5	< 0.5	< 0.5
Lot Front/Depth	96.00 / 272.58	73.00 / 301.70	101.00 / 272.58
Sqft AG/Total			
Sqft Total			
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	One of 3 lots available within 20 minutes of downtown Huntsville on a year round road in the Emsdale area. Lots are within 500 feet of boat launch for Clear Lake and would allow for a year round home or recreational type home/cottage. Lots are currently well treed to allow the next owner to retain desired level privacy. Buy 1 or buy all 3 lots.	One of 3 lots available within 20 minutes of downtown Huntsville on a year round road in the Emsdale area. Lots are within 500 feet of boat launch for Clear Lake and would allow for a year round home or recreational type home/cottage. Lots are currently well treed to allow the next owner to retain desired level privacy. Buy 1 or buy all 3 lots.	One of 3 lots available within 20 minutes of downtown Huntsville on a year round road in the Emsdale area. Lots are within 500 feet of boat launch for Clear Lake and would allow for a year round home or recreational type home/cottage. Lots are currently well treed to allow the next owner to retain desired level privacy. Buy 1 or buy all 3 lots.



Address	1178 ACTON ISLAND Road	LOT 16 CONCESSION 7 Road
MLS®#	40089580	40059011
Status	Pending	Pending
Original List Price	\$3,675,000	\$249,900
List Price/List Date	\$3,450,000 / 04/01/2021	\$199,900 / 04/16/2021
Sold Date	07/07/2021	07/06/2021
Sale Price		
Region (CoP)	Muskoka	Muskoka
District/Municip	Muskoka Lakes	Huntsville
Style	Bungalow	Cottage
Sewage	Septic	Outhouse
Water	Lake/Lake/River	Drilled Well/--
Heating		

Sub Dist/Loc Area	Medora	Stisted
Year Built	1971	
DOM	97	81
Basement	None	None

Beds Total	4	1
Bath Total	2	0
Garage		
Acres Total	0.50–1.99	100+
Lot Front/Depth	415.00 /	1,326.00 / 3,467.00
Sqft AG/Total	1,600	800
Sqft Total	1,600	800
Waterfront Y/N	Yes	No
Waterfront Name	Lake Muskoka	

Remarks	<p>A place you will always want to be in this treasured location North Lake Muskoka in a neighbourhood of fine cottages. Offering 415' frontage & 1.2ac. Sun drenched decks & docks. Water's edge cottage setting with enchanting Southern and Western panoramic Island dotted views over sparkling water. Beneath a canopy of tall pines the cottage offers; 4 bedrooms, 2 full bathrooms, a central kitchen, separate dining room, a large living room surrounded with windows, a wood stove, vaulted ceilings and sliding doors out to the deck. There's a screened porch, a cedar sauna, dining sized deck, plus second private deck. This special property has it all, a gentle slope, smooth Georgian Bay rock shoreline, shallow hard sandy bottom entry in an ideal safe swimming inlet. Single slip dock with deep water, ski right from the dock. Kid approved, best waterfront! Easy year round road access. Great opportunity for redevelopment, grandfathered cottage setback, over 300' straight line frontage for boathouse</p>	<p>Rural Ontario at its finest. Located near Huntsville, this 106.2 acre parcel offers privacy and tremendous recreational activities. This property is on a 3-season road, that requires a snow machine or quad in the winter. It is on a public road allowance. There is a fresh water pond, existing trails, Cabin with Muskoka room that is insulated, wired for a generator that can sleep 8 people. This would be a tremendous site for a 5th Wheel, trailer or pre-fab home. There is no warranty on the stove. You can also enjoy the privacy of your very own Outhouse. There is a well, with no warranty of potable water. There is approximately 5 cleared acres, a pond and stream with speckled trout. This private getaway is the perfect escape from the hustle and bustle. Property is being sold as is where is with no representations or warranties.</p>
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