

\$3,445,000 - 1016 Lawland Heights Road, Gravenhurst (wood (gravenhurst))

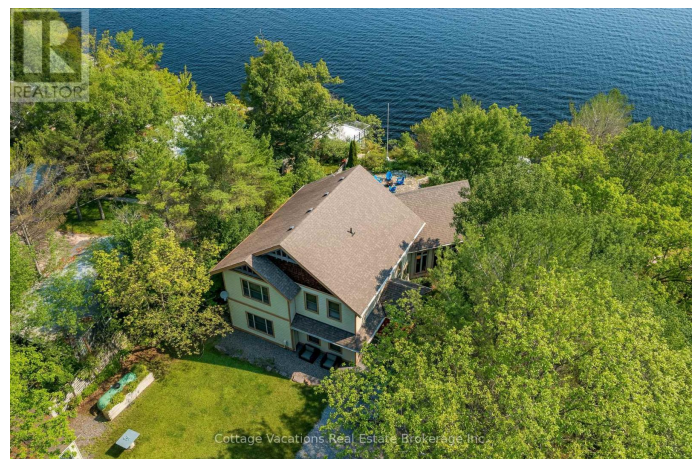
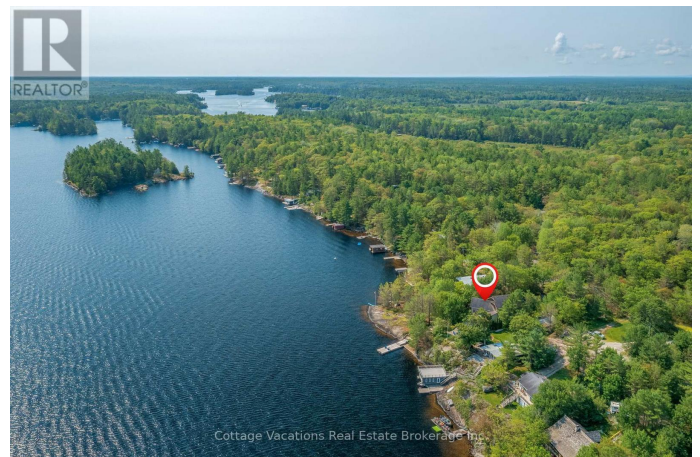
MLS® #X12114605

\$3,445,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Wood (Gravenhurst), Gravenhurst (wood (gravenhurst)), Ontario

A rare opportunity to own a truly exceptional retreat+investment on the coveted south shore of Lake Muskoka. Welcome to Muskoka Blue, an extraordinary offering that combines modern sophistication with the timeless beauty of Muskoka's natural landscape. A strong history as a very successful rental property with proven revenue allows the next owner to seamlessly start making a return on their investment from day one. Ideally situated less than two hours from the GTA, this stunning cottage delivers both accessibility and a world away feeling for an unrivaled sanctuary for those seeking the finest in waterfront living. Showcasing over 2,700 square feet of thoughtfully designed living space, Muskoka Blue features 5 bedrooms and 3 bathrooms, perfectly appointed for relaxed, elegant entertaining. Soaring 21-foot vaulted ceilings and expansive walls of glass frame breathtaking, long lake vistas, creating seamless indoor-outdoor connections. The great room, anchored by a grand stone fireplace, is both impressive and inviting, while the screened Muskoka room and extensive decking further extend the living spaces into the natural surroundings. The chef's kitchen is the heart of the home, offering a large centre island, Quartz countertops, and premium stainless steel appliances the ideal setting for gathering with family and guests. Outdoors, a



private cantilevered dock invites endless exploration across Muskoka's famed Big Three Lakes Muskoka, Rosseau, and Joseph with exceptional opportunities for boating, swimming, and water sports. Designed for memorable entertaining, the generous outdoor granite fire pit area, al fresco dining spaces, and thoughtful landscaping ensure privacy and tranquility. Offered fully furnished, Muskoka Blue is a true turnkey property, offering immediate enjoyment of all Muskoka has to offer. Rental income history available upon request. (id:6289)

Essential Information

Listing #	X12114605
Price	\$3,445,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1016 Lawland Heights Road
Subdivision	Wood (Gravenhurst)
City	Gravenhurst (wood (gravenhurst))
Province	Ontario
Postal Code	P1P1R2

Amenities

Amenities	Schools, Ski area, Fireplace(s), Separate Heating Controls
Features	Irregular lot size, Sloping
Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	85 x 292 FT under 1/2 acre
Foundation	Block, Poured Concrete

Listing Details

Listing Office Cottage Vacations Real Estate Brokerage Inc.



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