

# \$2,195,000 - 1116 Tryon Drive, Gravenhurst (morrison)

MLS® #X12151553

**\$2,195,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Welcome to the coveted shores of Kahshe Lake, where generations of memories have been made at this beloved family cottage. With an impressive 640 feet of private shoreline and iconic Muskoka granite stretching into the sparkling water, this property is a rare find offering both a peaceful escape and endless potential. The cottage features 3 bedrooms, 1 bathroom, a stone wood burning fireplace in the living room and over 1100 sq. ft. of living space. A wall of windows fills the cottage with natural light and frames picture-perfect lake views, while a spacious deck invites you to sit back and soak in the island-dotted views and the call of the loons. Close to the shoreline, a separate 660 sq. ft. guest cottage offers 2 bedrooms, a full bath, kitchen, dining area, and living room ideal for hosting friends or extended family. The waterfront here is truly special, with a sandy, hard-packed entry ideal for little ones, deep water off the dock for diving, swimming and boating, and ample dock space for lounging. A large shed near the water provides storage for paddle boards and water toys. Whether you choose to enjoy the mostly turnkey property just as it is or explore the opportunity to enhance it over time, the land and location alone make this a rare and valuable property on Kahshe, one of Muskoka's most beloved lakes. Less than 90 minutes from Toronto and only 10 minutes to Gravenhurst, this is cottage living at its most relaxed and full of possibility. (id:6289)



## Essential Information

Listing #	X12151553
Price	\$2,195,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	1116 Tryon Drive
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1G0

## Amenities

Amenities	Fireplace(s)
Features	Wooded area, Sloping
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Vinyl siding
Lot Description	640 x 223 FT 2 - 4.99 acres
Foundation	Wood/Piers, Concrete

## Listing Details

Listing Office

Johnston & Daniel Rushbrooke Realty



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