

# \$1,475,000 - 76 Tobin Island, Muskoka Lakes (medora)

MLS® #X12152765

**\$1,475,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

For the first time in generations, a rare opportunity awaits in the prestigious Wigwassan Point enclave of central Lake Rosseau. Set on 1.4 acres of pristine forest, this peaceful island property features approximately 303 feet of straight-line shoreline frontage - potentially allowing for the construction of a two-storey boathouse. The gentle slope of the shoreline offers both shallow entry points and deeper waters, ideal for swimming, paddle boarding, and docking larger boats. From the cottage, take in sweeping northern views across Rostrevor and Haraby Shores, and enjoy postcard-perfect summer sunsets over North Bohemia Island. The charming 1930s bungalow-style cottage sits just steps from the waters edge and features 2 bedrooms, 1 bathroom, a cozy living/dining area, kitchen, and a screened porch that lets you soak in the sounds of the lake. Whether you choose to preserve this timeless Muskoka escape or build a custom family retreat, the potential here is undeniable.

Additional features include a single-slip boathouse with dock, ideal for lakeside lounging or storing watercraft. Just a 5-minute boat ride to Windermere's Parkers Landing, where a reserved rental boat slip and car parking spot make access seamless. Tucked away yet central to Lake Rosseau's most popular destinations: Port Carling, Port Sandfield, The JW Marriott and numerous golf courses; 76 Tobin Island offers unmatched privacy, views, and the chance to create



enduring family memories in Muskoka.  
(Updated Photos coming after May Long  
Weekend) (id:6289)

**Essential Information**

Listing #	X12152765
Price	\$1,475,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	76 Tobin Island
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0B1J0

**Amenities**

Amenities	Fireplace(s)
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

**Interior**

Heating	Wood Other
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

**Exterior**

Exterior	Wood
Lot Description	300 x 318 FT
Foundation	Wood/Piers

## Listing Details

Listing Office      Chestnut Park Real Estate



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:31pm EDT