

\$110,000 - Sandfield 2, Week 10 - 3876 Muskoka Road 118, Muskoka Lakes (medora)

MLS® #X12185204

\$110,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

Welcome to Sandfield II, a premier semi-detached villa in the heart of Muskoka, offering fractional ownership of a meticulously maintained, all-inclusive retreat with breathtaking views of Lake Joseph. This 3-bedroom, 4-bathroom, 2-storey villa is one of the closest to the waters edge, perfectly positioned for maximum lakefront enjoyment. Inside, you'll find a beautifully appointed open-concept space complete with a dramatic floor-to-ceiling Muskoka stone fireplace, a bright and spacious Muskoka Room, and extensive windows that capture the stunning natural surroundings. The villa includes a generous private deck and upper balcony, perfect for quiet mornings or evening entertaining. For ease of access, a main floor bedroom and bath accommodate guests with mobility needs. And with two propane fireplaces, cozy evenings are guaranteed, even during shoulder-season stays. Your fractional investment includes: A private boat slip, all utilities (cable, internet, hydro, sewer, water), weekly turnover cleanings, exclusive storage locker, Year-round use across 5 rotating weeks annually. Ownership comes with a fixed prime week every year - you'll always enjoy the first week of September, including the coveted long weekend. 2025 weeks remaining: September 18 (fixed week) October 13-20 Resort Amenities: Tennis & basketball courts, Clubhouse & gym, Spa &



movie room, Fire pit, playground & water taxi, Sports complex with kayak rentals, Ample guest and visitor parking. Located just minutes from Port Carling, the heart of Muskoka, this PET-FREE villa is your turn-key escape. Simply pack your bag and groceries the rest is taken care of. Enjoy all the luxury of Muskoka living without the year-round maintenance. This is not just a vacation home it's a smart way to own a slice of Ontario's most prestigious lakefront, for a fraction of the cost. Note: Property taxes and maintenance fees are collected bi-annually. (id:6289)

Essential Information

Listing #	X12185204
Price	\$110,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	Sandfield 2, Week 10 - 3876 Muskoka Road 118
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0B1J0

Amenities

Amenities	Golf Nearby, Beach, Fireplace(s), Security/Concierge
Utilities	Cable, Electricity, Wireless
Features	Level lot, Level, Guest Suite
Parking Spaces	2
Parking	No Garage
View	View of water
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Furniture
Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood, Aluminum siding
Exterior Features	Landscaped
Lot Description	725 x 1367.2 FT 25 - 50 acres
Foundation	Block

Listing Details

Listing Office	RE/MAX Professionals North
----------------	----------------------------



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 16th, 2025 at 10:03am EDT