

# \$108,000 - 318 - 12 Bigwin Island, Lake Of Bays (franklin)

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MLS® #X12236230

**\$108,000**

0 Bedroom, 1.00 Bathroom,  
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Welcome to Bigwin Island, Muskoka's most iconic island destination, steeped in history and surrounded by the natural beauty of Lake of Bays. This top-floor bachelor unit presents a rare opportunity for investors or renovators to own one of the largest bachelor suites in the building, offering 390 sq ft with endless design possibilities and strong upside potential. Tucked into the quiet corner of the building, this suite enjoys exceptional privacy at the end of a low-traffic corridor. With no units above, it offers a peaceful, top-floor setting rarely found in bachelor layouts. Whether you're planning a thoughtful renovation or simply seeking a quiet space to escape, the location makes this unit truly stand out. Thanks to its compact size, the unit benefits from lower maintenance fees, making it a cost-effective investment in a highly desirable location. Bigwin Island offers a truly unique lifestyle, accessible by private ferry, surrounded by scenic walking trails and forested shoreline. Spend your days playing tennis, pickleball, relaxing dockside or boating on Lake of Bays. Residents may also apply for membership to the exclusive Bigwin Island Golf Club, consistently ranked among Canada's best (currently waitlisted). This unit is an especially appealing option for existing golf members seeking convenient on-island accommodations or for those planning ahead while waiting for a future membership opportunity. Whether you're looking to



modernize for rental income or create a quiet getaway in a world-class location, this bachelor unit offers rare value and exciting potential. (id:6289)

**Essential Information**

Listing #	X12236230
Price	\$108,000
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	318 - 12 Bigwin Island
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0B1A0

**Amenities**

Amenities	Golf Nearby, Party Room, Sauna
Utilities	Wireless
Features	Wooded area, Carpet Free, Laundry- Coin operated
Parking Spaces	50
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Water Heater
Heating	Electric Baseboard heaters

**Exterior**

Exterior	Concrete, Concrete Block
Exterior Features	Landscaped
Foundation	Block

**Listing Details**

Listing Office

PSR



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