

\$379,000 - 221 - 12 Bigwin Island, Lake Of Bays (franklin)

MLS® #X12276099

\$379,000

1 Bedroom, 1.00 Bathroom,
Single Family

Franklin, Lake Of Bays (franklin), Ontario

Welcome to Suite 221 at 12 Bigwin Island-an inviting 1-bedroom, 1-bathroom unit on the second floor of one of Lake of Bays most unique and historic island communities. Surrounded by Muskoka's natural beauty, this 571 sq ft suite offers the perfect blend of character, privacy, and low-maintenance lakeside living. Located at the back of the building, the suite overlooks a peaceful forest, offering calming views and a sense of seclusion. With minimal foot traffic and a quiet setting, its ideal for those seeking relaxation and a connection to nature. The unit also stays naturally cool during the summer months, adding to its comfort and appeal. Inside, you'll find a functional layout with a well-sized bedroom, a 3-piece bathroom, and an open-concept kitchen and living area. Whether you're enjoying a morning coffee while listening to the birds or unwinding after a day on the lake, this unit offers a cozy, restful retreat. Ownership on Bigwin Island includes access to a wide array of amenities: private ferry service to and from the mainland, tennis and pickleball courts, a sauna, recreation room, playground, boat docking options, and more. The island is car-free and rich in history, offering a truly distinctive Muskoka experience with the added convenience of on-island service and management. Perfect as a seasonal getaway, investment opportunity, or year-round retreat, Suite 221 offers



exceptional value and a chance to be part of one of Ontario's most storied waterfront communities. Enjoy the peaceful charm of forest views, the ease of condo-style living, and the unmatched lifestyle that Bigwin Island has to offer. MOTIVATED Seller! \$15,000 price reduction for closing before November 1 2025. (id:6289)

Essential Information

Listing #	X12276099
Price	\$379,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	221 - 12 Bigwin Island
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0B1A0

Amenities

Amenities	Golf Nearby, Hospital, Sauna
Utilities	Wireless, Electricity Connected
Features	Wooded area, Carpet Free, Laundry- Coin operated
Parking Spaces	50
Parking	No Garage, Shared
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters

Exterior

Exterior	Concrete
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Listing Details

Listing Office

PSR



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