

\$3,749,000 - 798213 3rd Line, Mulmur

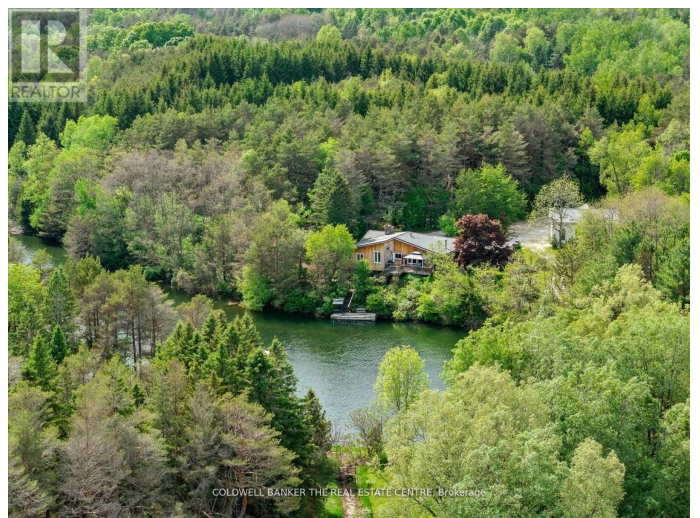
MLS® #X12335608

\$3,749,000

4 Bedroom, 2.00 Bathroom,
Single Family on 735.00 Acres

Rural Mulmur, Mulmur, Ontario

ATTN: Entrepreneurs, business owners & outdoor enthusiasts -- a rare opportunity with rare incentives. The seller is willing to offer financing below conventional rates for qualified buyers, and a financial model is available showing an earning potential of approximately \$30,000/month through multiple synergistic income streams. Avoid the Muskoka traffic and discover this hidden Muskoka-like retreat nestled in the peaceful hills of Mulmur, just 15 minutes from the artisan charm of Creemore and only 90 km from Toronto. This 78-acre private estate is anchored by your very own spring-fed 9-acre lake-size pond, ideal for swimming, fishing, paddling, and experience-based ventures. The 1700 sq ft waterfront bungalow features a walkout basement and sits lakeside, offering tranquility and functionality. Additional structures include a triple car garage/workshop with guest suite, a charming rustic log bunkie, and groomed trails winding through a diverse mixed forest of sugar maple, black cherry, birch, and Scots pine. Zoned for flexibility and not located within the Niagara Escarpment Plan Area, this property allows for greater freedom to realize your vision whether as a retreat centre, luxury rental property, family compound, or entrepreneurial land-based enterprise. This is more than just real estate its a rare blend of privacy, profit, and potential. Opportunities like this don't come often. If you're looking to build a legacy, create multiple income streams, or simply live and work surrounded by natural



beauty, this is your sign. (id:6289)

Essential Information

Listing #	X12335608
Price	\$3,749,000
Bedrooms	4
Bathrooms	2.00
Acres	735.00
Type	Single Family
Style	Bungalow

Community Information

Address	798213 3rd Line
Subdivision	Rural Mulmur
City	Mulmur
Province	Ontario
Postal Code	L9V0H7

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Flat site, Country residential
Parking Spaces	14
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Oil Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Basement	Walk out

Exterior

Exterior	Wood, Stone
Foundation	Block

Listing Details

Listing Office COLDWELL BANKER THE REAL ESTATE CENTRE



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