

\$1,500,000 - 2982 Muskoka Road 169 Lot 9, Muskoka Lakes (wood (muskoka Lakes))

MLS® #X12365428

\$1,500,000

13 Bedroom, 6.00 Bathroom,
Single Family on 0.00 Acres

Wood (Muskoka Lakes), Muskoka Lakes
(wood (muskoka Lakes)), Ontario

RESIDENTIAL (x2 Separately Deeded Properties) - Located on the desired shores of Lake Muskoka, with shoreline access this exceptional family compound, offers an unparalleled waterfront lifestyle or a unique business opportunity! With over 250 feet of combined total shoreline, the estate features three separate properties and 4 units total, each one having its own charm and theme. The first property features a beautifully appointed 5 bedroom cottage with a suite down stairs and a substantial two-slip, two-story boathouse complete with separate three-bedroom property featuring full kitchen and amazing waterfront views (2009). Adjacent, the second property offers a spacious 5-bedroom cottage and an additional single-story boathouse. Each property enjoys a gentle slope to the pristine waters of Lake Muskoka, accessible for all ages. Ideally located minutes from the areas of Bala, Gravenhurst, and Port Carling and just a convenient two-hour drive from Toronto. The property is a short walk, drive or boat ride all the conveniences of Bala (shops, restaurants, concert venue, groceries, LCBO, etc). It benefits from the ease of municipal water to the cottages and the peace of mind of regular maintenance, as these properties have served as cherished full-time residences by the current owners for multiple generations. This



is a rare opportunity to use as a multi unit investment, family compound or dream your own dream the property has unlimited potential! (id:6289)

Essential Information

Listing #	X12365428
Price	\$1,500,000
Bedrooms	13
Bathrooms	6.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2982 Muskoka Road 169 Lot 9
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	P0C1M0

Amenities

Features	In-Law Suite
Parking Spaces	10
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane Forced air
Cooling	None
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Wood, Vinyl siding
Lot Description	250 x 244 FT
Foundation	Concrete

Listing Details

Listing Office RE/MAX WEST REALTY INC.



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 30th, 2025 at 4:31pm EDT