

\$1,495,000 - 1053 Robson Lane, Lake Of Bays (franklin)

MLS® #X12371838

\$1,495,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Franklin, Lake Of Bays (franklin), Ontario

Discover your private sanctuary on this exceptional point of land offering 430 feet of coveted shallow, golden sand shoreline. This traditional 2 bedroom, single-storey cottage delivers the quintessential Muskoka experience with panoramic long lake views, south exposure and the privacy that's increasingly rare in today's market. The bright, open-concept design centres around a spacious great room featuring a wall of lake-facing windows and stone fireplace with airtight wood stove for those perfect autumn evenings. The large kitchen flows seamlessly into living areas, ideal for entertaining family and friends. Two generous bedrooms provide comfortable accommodation, while the three-piece bath completes the practical layout. The screened Muskoka room extends your lakeside living space perfectly, offering bug-free enjoyment of those spectacular water views. This remarkable level lot on a protected point offers rare tranquillity and natural beauty - your own escape from the everyday hustle. The hard-packed golden sand bottom provides safe, easy water access for swimming, kayaking, and all your favourite lake activities. The level lot provides excellent table land perfect for outdoor games, family gatherings, and children's play, while the newer dock adds immediate value. Whether you're seeking a cottage getaway to enjoy as is or planning your dream cottage expansion, this prime point location presents outstanding potential. The shallow, sandy bottom and beautiful



panoramic vistas make this a one floor compact retreat a standout opportunity in Lake of Bays waterfront market. Ready to move in and start making memories, or perfect for your custom vision. (id:6289)

Essential Information

Listing #	X12371838
Price	\$1,495,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1053 Robson Lane
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Level
Parking Spaces	6
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	430 x 207 Acre ; Lot size irregular
Foundation	Wood/Piers

Listing Details

Listing Office Royal LePage Lakes Of Muskoka Realty



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 21st, 2025 at 12:46pm EDT