

\$3,750,000 - 1166-2 Morinus Road, Muskoka Lakes (medora)

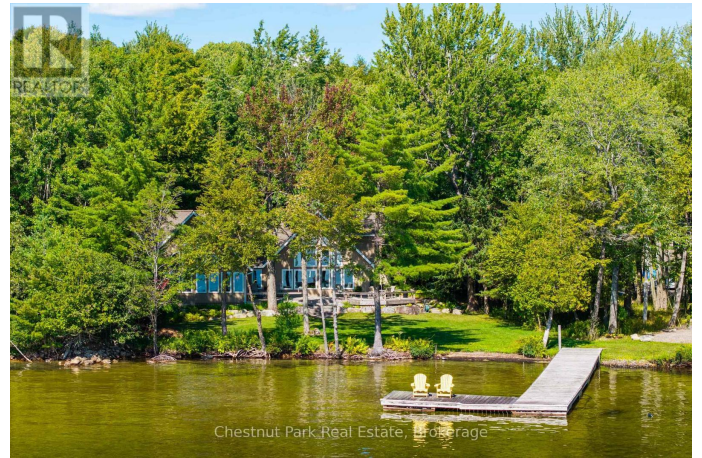
MLS® #X12373400

\$3,750,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

Set on the coveted shores of Lake Rosseau, this exceptional 1.7-acre family retreat offers everything you envision in a Muskoka cottage southwest exposure, a level lot, and long, protected lake views that feel like your own private paradise. With year-round access and a location just minutes from Port Sandfield and the JW Marriotts spa and dining, this property effortlessly combines seclusion with convenience. Enjoy pristine waterfront complete with a sand beach and spacious dock ideal for sun-soaked afternoons, water sports, and gathering by the lake. Mature gardens and a generous wrap-around porch frame the cottage, creating idyllic outdoor living spaces perfect for family connection and relaxed entertaining. Inside, the 4-bedroom, 3-bathroom cottage impresses with soaring vaulted ceilings and a full wall of windows that draw Lake Rosseau's beauty right into the heart of the home. An open-concept layout enhances the sense of space, anchored by a stunning chefs kitchen with quartz island and backsplash, stainless steel appliances, and a walk-in pantry. A wood-burning fireplace adds warmth and charm to the dining area, while the sunroom offers a peaceful spot to unwind. Thoughtfully designed with year-round comfort in mind and function, the home features hydronic in-floor heating, a main-floor guest suite with 3-piece bath, a versatile office or overflow bedroom, and an upper-level primary



suite with a lofted office nook overlooking the living space. Engineered hardwood throughout, beautifully tiled bathrooms, and ductless AC units provide modern ease, while a paved driveway, two-car garage, and carport ensure ample parking for guests. This Lake Rosseau gem is the ultimate Muskoka escape private, picturesque, and perfectly suited for generations of family memories. (id:6289)

Essential Information

Listing #	X12373400
Price	\$3,750,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1166-2 Morinus Road
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0B1G0

Amenities

Amenities	Beach
Utilities	Electricity
Features	Irregular lot size, Partially cleared, Flat site
Parking Spaces	4
Parking	Covered, Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Oven - Built-In, Water Treatment, Microwave
Heating	Electric Radiant heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	169 x 595 FT 1/2 - 1.99 acres
Foundation	Block, Concrete

Listing Details

Listing Office Chestnut Park Real Estate



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