

\$1,425,000 - 1149 Kendon Road, Muskoka Lakes (medora)

MLS® #X12404366

\$1,425,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

A rare offering on crystal-clear, spring-fed Bass Lake, this updated 4-season cottage blends classic Muskoka charm with modern comfort just under 2 hours from the GTA and minutes from Mactier, Port Carling and Bala. Whether seeking a private family retreat or income-generating short-term rental, this property delivers the best of lakeside living. At the waters edge on a gently sloping, landscaped lot, the cottage enjoys 131 feet of shoreline with shallow, sandy entry perfect for children and deep water off the dock ideal for boating and swimming. Unlike many lots nearby, this one offers flat, usable land with wide-open, unobstructed lake views-some of the most breathtaking on Bass Lake. Inside, the 3-bedroom, 2-bathroom cottage features vaulted wood-lined ceilings, two living spaces, a cozy wood stove and a lakeside primary suite with a 3-piece ensuite. The updated kitchen offers stainless steel appliances, new cabinetry hardware and Samsung dishwasher. Recent upgrades include a new roof (2022), 200-amp electrical service with upgraded wiring and lighting, ductwork, air conditioning with Ecobee thermostat (2023), hardwired fire alarms and smart home features including Nest locks and cameras & LG ThinQ washer/dryer. A full list of improvements available. Step outside to enjoy indoor-outdoor living with a 42'x 14' elevated deck with pergola, cascading down to an 11'x 21'



waterside deck overlooking the lake. Two bonus sleeping cabins provide flexible guest accommodation, while the 19'x 23' detached garage with concrete floor and Wi-Fi offers space for parking, storage, hobbies or workshop. Recent garage upgrades include insulated door with Wi-Fi liftgate, electrical rewiring, new windows & heating. Two sheds provide ample room for gear. Located near the end of a quiet municipal road with year-round access, this move-in-ready cottage delivers privacy, big lake views and the perfect Muskoka lifestyle-whether as a getaway or proven rental. Don't miss this one! (id:6289)

Essential Information

Listing #	X12404366
Price	\$1,425,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1149 Kendon Road
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0C1A0

Amenities

Amenities	Golf Nearby, Separate Heating Controls
Utilities	Cable, Wireless, Electricity Connected, Electricity Available, Telephone
Features	Wooded area, Irregular lot size, Flat site, Lighting, Dry, Carpet Free, Guest Suite
Parking Spaces	9
Parking	Detached Garage, Garage

# of Garages	2
View	View, Lake view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	131 x 188.9 FT ; 131 Feet Assessed x Irreg (0.49 Acres) under 1/2 acre
Foundation	Unknown

Listing Details

Listing Office	HARVEY KALLES REAL ESTATE LTD.
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Listing information last updated on October 27th, 2025 at 8:31am EDT