

\$6,195,000 - 22 - 1052 Longhurst Road, Muskoka Lakes (watt)

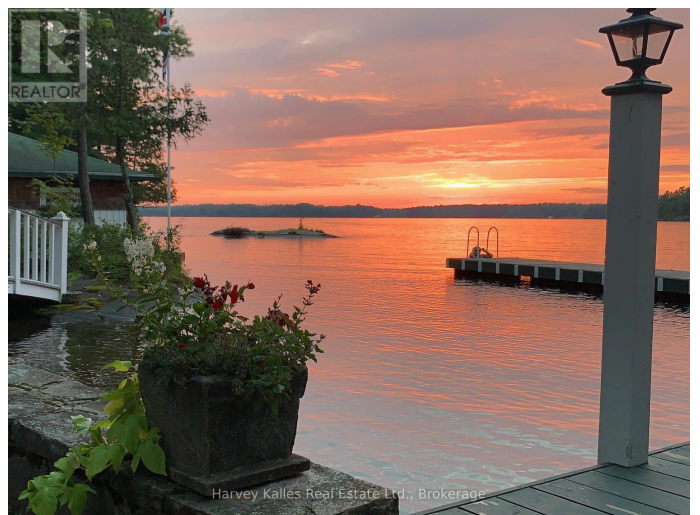
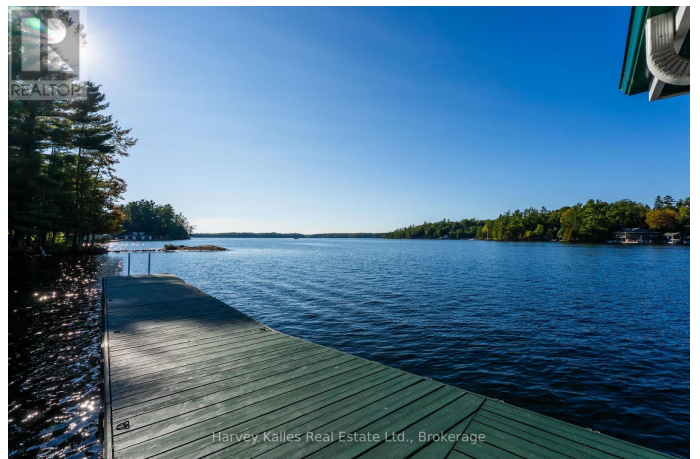
MLS® #X12417974

\$6,195,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Offered to the market for the very first time Birchcove is a notable historic Lake Rosseau Landmark offering unparalleled prestige on the iconic summer sunset shores of Windermere. Family held for 5 generations this Heirloom jewel is elegantly anchored in finer provenance, outstanding views, idyllic shoreline compositions of rocky points, sandy shores, irreplaceable twin cottages and twin boathouses all enveloped amid exquisite privacy of curving shoreline. A rarefied offering. The 6 Bedroom Principal Cottage circa 1906 beautifully presents in its magical fairytale feel with warm bass wood interior, Romantic dining room with hand carved FP mantle, gorgeous floor to ceiling Living rm FP, 2 main floor primary's, chic vintage kit, dreamy window frames throughout both storeys & Gingerbread scalloped terrace lk doors opening everywhere to a classic wicker clad waterside Olde Muskoka Verandah. A 3 bedroom secondary Cottage with full kitchen complements this generational Estate where exclusivity and memories have been etched into every timber. Stunning level lands for children's play and cocktail parties are accented by ancient stone paths and outstanding waterside stone sunset terrace framed by an ancient stone shore wall. Two boathouses gift 5 enclosed slips and splendidly bookend a whimsical walking bridge that is an iconic favourite of these shores.



These waterfront structures are irreplaceable with long antique boat slips in one (30') w boatport & sailboat ramp, 2nd hosts more slips and charming space atop, all boasting extensive docking and lounging areas sun-drenched with bountiful views to Windermere and beyond. Presented for sale for the first time ever this is a singular opportunity in a very Historically elite enclave of South Lake Rosseau. Accessed by a Narnia like woodsy road into and thru one of Muskoka's most prestigious neighbourhoods. "Birchcove" fully furnished is where legacy and landscape fully meet amidst glorious summer sunsets. (id:6289)

Essential Information

Listing #	X12417974
Price	\$6,195,000
Bedrooms	6
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 - 1052 Longhurst Road
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1P0

Amenities

Amenities	Beach, Golf Nearby, Fireplace(s), Separate Heating Controls, Separate Electricity Meters
Utilities	Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Rocky, Partially cleared, Flat site, Level, Sauna

Parking Spaces	6
Parking	No Garage
View	Lake view, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	255 x 206.2 FT ; ~255 Ft. Along the Shore, See Remarks 1/2 - 1.99 acres
Foundation	Wood/Piers

Listing Details

Listing Office	Harvey Kalles Real Estate Ltd.
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Listing information last updated on October 18th, 2025 at 7:46am EDT