

\$275,000 - C5 12sc - 1003 Matthews Drive, Muskoka Lakes (watt)

MLS® #X12441690

\$275,000

3 Bedroom, 3.00 Bathroom,
Single Family on 165.00 Acres

Watt, Muskoka Lakes (watt), Ontario

FABULOUS FALL OFFERING - Luxury EQUITY fractional ownership awaits at "The Cottages at Windermere" overlooking beautiful Lake Rosseau. Extremely rare offering of 1/4 OWNERSHIP in Cottage #5 includes 12 WEEKS of truly CAREFREE Muskoka enjoyment in an intimate setting of only 6 cottages. Plenty of room for family and friends - sleeps 8 with 3BRs plus den. 2,275 sq.ft. interior plus over 800 sq.ft. of outdoor space to enjoy. Property sits adjacent to the historic Windermere House lakeside resort where 5-star service at restaurants, spa and more are only steps away & now open ALL 4 SEASONS. South-west exposure, amazing lake views & sunsets too. Sand beach, public docking, marina amenities & golf course are also conveniently at hand. Want to learn more about this spacious and gracious Muskoka lifestyle? - call today for details. The Cottages at Windermere is also affiliated with Preferred Residences - the membership and exchange program for luxury shared ownership resorts - giving owners the choice to enjoy carefree time in Muskoka in every season and/or travel the world in style if desired. YOU WILL ENJOY the same EIGHT (8) Fixed weeks EVERY YEAR: This includes 2 Holidays - both MARCH BREAK & VICTORIA DAY LONG WEEKEND, plus 3 PRIME SUMMER WEEKS: INCL BACK-TO-BACK OVER THE COVETED JULY LONG WEEKEND (June 20 - July 4) &



AUGUST 15-22, 1 FALL OCTOBERFEST WEEK (Oct 17-24) plus 2 BACK-TO-BACK GETAWAY WEEKS (Jan 31-Feb 14). In addition to your 8 FIXED WEEKS, there are FOUR (4) MORE floating weeks included with Cottage 5 Fraction 12SC in every calendar year. 2025 REMAINING FLOATING WEEKS are: B2B CHRISTMAS HOLIDAY WEEKS December 12-19 and 19-26. Act fast and your family, friends and/or renters can start enjoying all that Muskoka has to offer - right from this prime location on Lake Rosseau shores! PLEASE NOTE: 1/2 Ownership Including Equity Fractions C5-12SA and 12SC is available for separate purchase if 24 weeks are desired - see MLS#X12441692 for details. (id:6289)

Essential Information

Listing #	X12441690
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	165.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	C5 12sc - 1003 Matthews Drive
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Postal Code	P0B1P0

Amenities

Amenities	Golf Nearby, Beach, Marina, Fireplace(s), Security/Concierge
Utilities	Wireless
Features	Cul-de-sac, Irregular lot size, Level, Guest Suite

Parking Spaces	2
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool, Outdoor pool

Interior

Appliances	Central Vacuum
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2

Exterior

Exterior	Wood, Stone
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office Chestnut Park Real Estate



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