

\$549,000 - C5 12sa & 12sc - 1003 Matthews Drive, Muskoka Lakes (watt)

MLS® #X12441692

\$549,000

3 Bedroom, 3.00 Bathroom,
Single Family on 165.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Extremely rare offering of HALF OWNERSHIP IN COTTAGE #5 is now available! Luxury EQUITY fractional ownership awaits at "The Cottages at Windermere" overlooking beautiful Lake Rosseau. 24 WEEKS of truly CAREFREE Muskoka enjoyment in an intimate setting of only 6 cottages. Plenty of room for family & friends - sleeps 8 with 3BRs plus den. 2,275 sq.ft. plus over 800 sq.ft. of outdoor spaces. Property sits adjacent to the historic Windermere House resort WHERE BUYERS HAVE FULL ACCESS TO AMENITIES. 5-star service at restaurants, spa & more - just steps away. South-west exposure, amazing lake views & sunsets too. Sand beach, public docking, marina & golf course also conveniently at hand. 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 (participation is not mandatory). YOU WILL ENJOY THE SAME 16 FIXED WEEKS EVERY YEAR including MARCH BREAK March 7-14 plus March 14-21 & VICTORIA DAY LONG WEEKEND May 16-23, June 6-13, PRIME SUMMER WEEKS surrounding the COVETED JULY LONG WEEKEND June 20-27, June 27-July 4, then July 18-25 and July 25-Aug 1, Aug 15-22, Aug 29-Sept 5 and



Sept 5-12, for Fall Colours & OKTOBERFEST
Oct 3-10, Oct 17-24, plus 3 consecutive winter
GETAWAY WEEKS Jan 24-31, Jan 31-Feb7 &
Feb7-14. In addition to your 16 FIXED
WEEKS, there are 8 more floating weeks
included with Cottage 5 Fractions 12SA &
12SC in each calendar year. REMAINING
FLOATING WEEKS FOR 2025 ARE:
Thanksgiving Oct 10-17, plus 4 B2B HOLIDAY
SEASON WEEKS: Nov 28-Dec5, Dec 5-12,
Dec 12-19 and Dec 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: 1/4 Ownership of Equity
Fractions 12SA or 12SC also available for
separate purchase - see MLS#X12441691 and
X12441690. (id:6289)

Essential Information

Listing #	X12441692
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	165.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	C5 12sa & 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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