

# \$899,000 - 4061 Muskoka Rd 169 Highway, Muskoka Lakes (medora)

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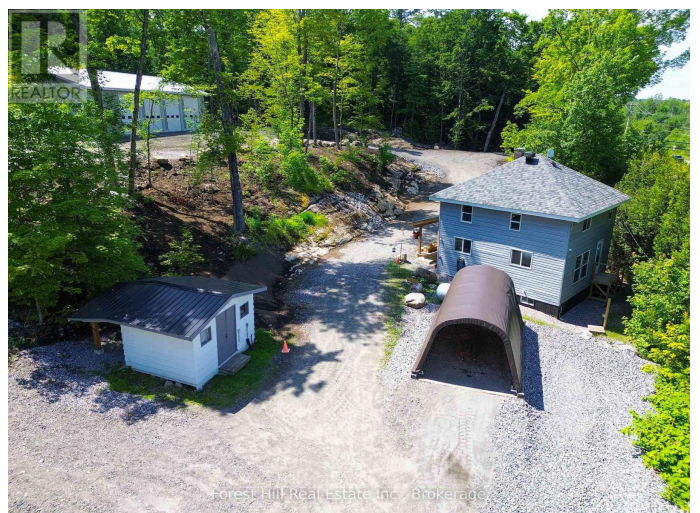
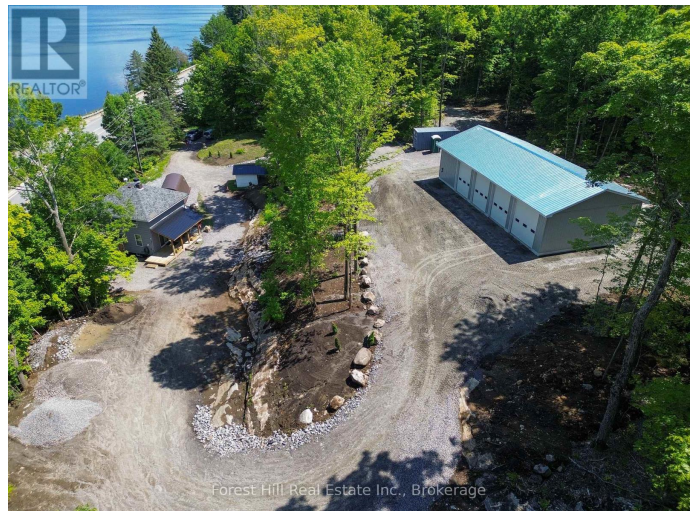
MLS® #X12446717

**\$899,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

PRICE REDUCTION, OWNER IS MOTIVATED! GREAT EXPOSURE FOR HOME BASED BUSINESS. 576 feet of frontage on Muskoka Rd 169. High Exposure at this major intersection in the heart of the Muskoka Lakes power centre. Zoned RU3 and ready for a home Based Business. You will have maximum visibility with highway signage on this 5.5 Acres parcel. Brand new 4 bay 30 x 64 shop with 15 high ceilings, 12 doors, with tubes in concrete ready for heated floor. There is plenty of parking surrounding the building. Permission has been granted for a new 7500 square foot second residential dwelling for a Home Based Business, Bed & Breakfast or Rooming House. The current 3 bedroom/2 bath dwelling has been extensively renovated with a new roof, vinyl siding, R40 insulation, water treatment system, windows, furnace and more all done in 2019-2020. Live in or rent to staff the current cosy, efficient dwelling while you run your highly visible home business. The driveway to the secondary building area is ready for you to drive in and get started with construction. This large 5.5 acre property is surrounded with large trees, privacy and has direct access to Ada lake. Quick access to Bala, Port Carling and Highway 400. This ideal location is just waiting for you to take your business to the next level If you have an Island or property on any of the lakes and need to house your property manager where you can



store all your cottage seasonal toys and equipment, consider the possibilities with the allowed secondary residence for overflow with family and friends. Keep your snowmobiles and use this as a base till the lakes freeze up.  
(id:6289)

**Essential Information**

Listing #	X12446717
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	4061 Muskoka Rd 169 Highway
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0B1J0

**Amenities**

Amenities	Golf Nearby
Utilities	Electricity
Features	Wooded area
Parking Spaces	30
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air

# of Stories 2

## Exterior

Exterior Vinyl siding  
Lot Description 175.5 x 191 Acre|5 - 9.99 acres  
Foundation Block

## Listing Details

Listing Office Forest Hill Real Estate Inc.



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