

\$1,695,000 - 1076 Xavier Street, Gravenhurst (morrison)

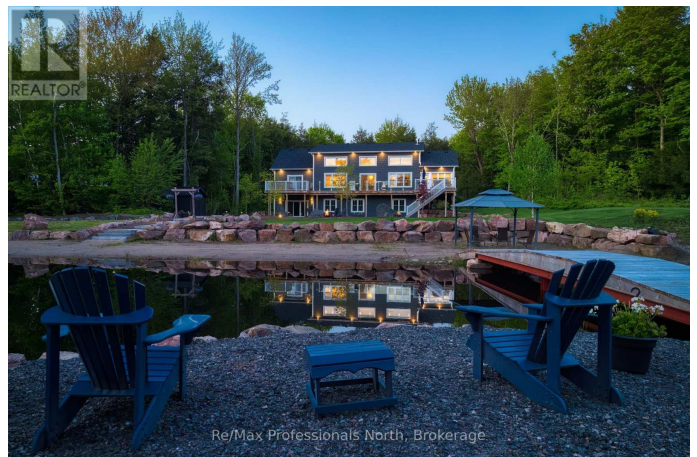
MLS® #X12477793

\$1,695,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Welcome to 1076 Xavier Street situated in one of Muskoka's most desirable executive enclaves, an exceptional custom-built estate set on 7.17 acres just south of Gravenhurst's downtown. Set back from the road and hidden from view, this 2022-built home offers rare seclusion with a long granite-lined driveway, scenic pond with sandy beach and island, stunning outdoor living, and a 40' x 60' heated shop creating a Muskoka retreat that feels like your own private resort. A dramatic granite staircase leads to a covered front porch and into 3,602 square feet of beautifully finished space across two levels. Vaulted shiplap ceilings, expansive windows, and a striking black propane fireplace framed by floor-to-ceiling white shiplap define the great room. The entertainer's kitchen features chiseled-edge granite throughout, including a statement island ideal for hosting. From the dining area, step out to a rear deck that spans the entire back of the home and overlooks your firepit sitting area, a tranquil pond, beach, and landscaped island framed by mature forest. A footbridge invites exploration, where the second firepit and Muskoka chairs offer the perfect vantage point for morning coffees or evening stargazing. The insulated Muskoka room offers passive climate flow from the home, a supplemental electric fireplace, and access to both decks. The private primary suite features direct access to the deck and hot tub, a walk-in closet, and a spa-inspired 5-piece ensuite. The fully finished walkout



lower level offers a large rec room, two additional bedrooms, a full bath, and direct access to the backyard. At the rear of the property, a 40' x 60' heated shop includes 12' doors, hydro, and 3 piece bath ideal for the hobbyist, recreational gear, or as a private workspace and storage haven. A Generac backup generator provides year-round peace of mind. This is more than a home; it's an experience offering refined living, captivating scenery, and complete privacy in an exclusive setting. (id:6289)

Essential Information

Listing #	X12477793
Price	\$1,695,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1076 Xavier Street
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1G0

Amenities

Amenities	Beach, Fireplace(s)
Features	Level lot, Wooded area, Sloping, Ravine, Partially cleared, Flat site, Lighting, Level
Parking Spaces	17
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood
Exterior Features	Landscaped
Lot Description	50.2 x 804.4 FT 5 - 9.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	Re/Max Professionals North
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Listing information last updated on October 30th, 2025 at 1:46pm EDT