

Property Client Full

1111 Lakeshore Drive, Gravenhurst, Ontario P1P 1R2

Listing

1111 Lakeshore Dr Gravenhurst

Active / Residential Freehold / Detached

MLS®#: **X12509950**

List Price: **\$2,995,000**

New Listing



Muskoka/Gravenhurst/Muskoka (S)

Tax Amt/Yr: **\$7,442.32/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **PCL 19586 SEC MUSKOKA; LT 15 PL M265 MUSKOKA (JUDGE'S PL) AMENDED UNDER LT52228; EXCEPT PT 1 35R15699; T/W LT44973; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **14+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 3(2+1)**
Link: **No** SF Range: **2500-3000**
Storeys: **1.0** SF Source: **Plans**
Lot Irreg: **Lot Acres: 0.50 - 1.99**
Lot Front: **178.00** Fronting On: **E**
Lot Depth: **191.21**
Lot Size Code: **Acres**
Zoning: **RW-6**
Dir/Cross St: **Muskoka Rd 169**

PIN #: **481740165**

Holdover: **90**

Possession:

ARN #: **440202003408900**

Contact After Exp: **No**

Possession Date: **2025-12-15**

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Board/Batten, Wood	Utilities:	Hydro
Fam Rm:	No	Garage:	Yes	Water:	Other
Basement:	Yes/Finished W/O	Gar/Gar Spcs:	Attached Garage/2.0	Water Supply Type:	Lake/River
Fireplace/Stv:	Yes	Drive Pk Spcs:	6.00	Water Meter:	No
Interior Feat:	Primary Bedroom - Main Floor	Tot Pk Spcs:	8.00	Waterfront Feat:	Waterfront - Deeded
Heat:	Forced Air	Pool:	None	Waterfront Struc:	Bunkie
Heat Source:	Propane	Room Size:		Well Capacity:	
A/C:	Yes/Central Air	Rural Services:		Well Depth:	
Central Vac:	No	Security Feat:		Sewers:	Septic
Elevator:	No/			Special Desig:	Unknown
Laundry Lev:	Main			Farm Features:	
Property Feat:	Lake Access, Waterfront			Winterized:	Fully
Exterior Feat:	Deck, Fishing, Landscaped, Recreational Area, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Insulated Concrete Form				
Topography:	Level, Open Space				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Lake Muskoka				
Waterfront Y/N:	Yes	Waterfront:	Direct		
Water Struct:	Bunkie	Easements/Restr:	Other		
Water Features:	Waterfront - Deeded				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Paved Road, Yr Rnd Municipal Rd, Municipal Road				
Shoreline:	Clean, Mixed, Other	Shoreline Exposure:	South, South East		
Shoreline Road Allowance:	None				
Docking Type:	Private, None	Water View:	Direct	Channel Name:	
View:	Bay, Lake, Trees/Woods, Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Welcome to 1111 Lakeshore Drive, a brand-new custom-built home set on 178 feet of south-facing Lake Muskoka shoreline. Enjoy year-round living on a quiet, private bay, just minutes from downtown Gravenhurst and the Muskoka Wharf. This 4-bedroom, 3-bathroom retreat blends timeless Muskoka character with modern comfort. The main floor offers 1,415 sq. ft. of finished space featuring a grand great room with exposed Douglas Fir beams, a granite-faced propane fireplace, and floor-to-ceiling windows framing breathtaking Lake Muskoka views. The chef's kitchen includes quartz countertops, shaker cabinetry, and a walkout to a 12' 16' covered porch overlooking the water. A lower level with exceptional lake views provides a bright walkout family area with space for friends & family, while the main-floor primary suite opens directly to the deck. Additional features include a 2-car attached garage, main-floor laundry, hardwood flooring, and heated floors in the basement and bathrooms. The exterior is maintenance-free, beautifully landscaped with granite and mulch, complete with a fire pit and 12' 12' storage shed. A fully functional 445 sq. ft. bunkie offers a 3-piece bath, electric fireplace, and private deck, perfect for**

guests or extended family. With southern exposure, flat terrain to the water, and a dock permit in hand, this turn-key property is ideal for boating, snowmobiling, or simply relaxing in every season.

Listing Contracted With: **Cottage Vacations Real Estate Brokerage Inc. 705-706-9191**

Prepared By: HELENA KRUZEL, Administrator

Date Prepared: 11/05/2025

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