

\$1,150,000 - 106 Musky Bay Road, Port Severn

MLS® #40776585

\$1,150,000

4 Bedroom, 2.00 Bathroom, 2,863 sqft

Single Family on 3.13 Acres

Baxter, Port Severn, Ontario

WELCOME TO YOUR OWN PRIVATE 3+ ACRES OF MUSKOKA PARADISE WITH A 1400 SQ FT HEATED GARAGE/SHOP, RESORT-STYLE OUTDOOR LIVING, & RUSTIC CHARM! This 3+ acre retreat showcasing a Muskoka-style landscape with rock outcroppings, abundant wildlife, and a private forested EP backdrop, all located just 5 minutes from Hwy 400 and the Oak Bay Golf Club, under 10 minutes to marinas, and close to all everyday essentials. Enjoy year-round recreation with Mount St. Louis and Horseshoe Valley Ski Resort less than 30 minutes away, while Orillia, Barrie, and Midland are within 35 minutes for urban amenities. The 2-storey brick home boasts dramatic rooflines, stamped concrete walkways and steps, and a welcoming full-width covered front porch. The 1,400 sq ft insulated and heated garage is a standout with 13+ ft ceilings, radiant heat, compressed air lines, a paint spray booth, overhead storage, office and loft space, and multiple access points including dual garage doors, an oversized roll-up rear door, a side man door, and interior entry. Outdoor living shines with a patio and screened pergola, a powered tiki bar and firepit, a two-tiered deck with covered storage below, and a garden shed with a wood storage overhang, all complemented by a 5-zone irrigation system. The open kitchen, dining, and living area features a walkout to the back patio, plus a pantry, family room, and a renovated bathroom with heated floors, granite counters, and a



steam shower. The upper level offers 4 bedrooms, including a primary retreat with a walk-in closet, fireplace, and a walkout to the deck, paired with a second full bathroom with heated floors and granite counters.

Shiplap-style ceilings with faux wood beams add character, while thoughtful upgrades include vinyl and tile flooring, modern door hardware, fresh paint, and updated electrical.

From the striking exterior to the thoughtful interior finishes, this one-of-a-kind

#HomeToStay promises a life of natural beauty, convenience, and endless enjoyment.

(id:6289)

Built in 1985

Essential Information

Listing #	40776585
Price	\$1,150,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,863
Acres	3.13
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	106 Musky Bay Road
Subdivision	Baxter
City	Port Severn
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Golf Nearby, Marina, Ski area
Features	Country residential, Automatic Garage Door Opener
Parking Spaces	28

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Oil, Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Lawn sprinkler

Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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Listing information last updated on October 24th, 2025 at 9:31am PDT