

\$399,000 - 1120 South Kahshe Lake Road, Gravenhurst (morrison)

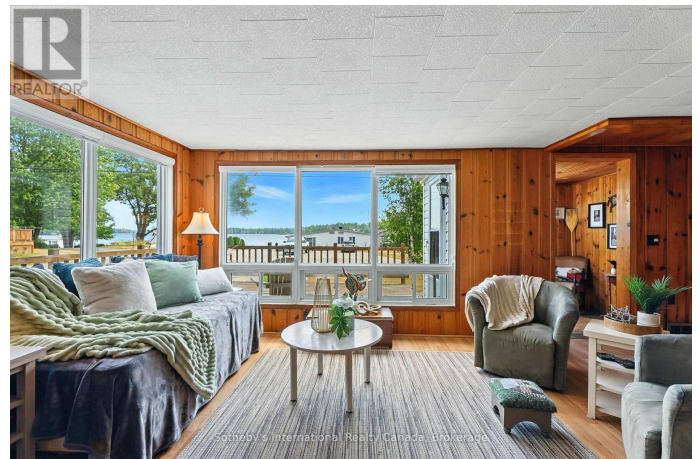
MLS® #X12309534

\$399,000

2 Bedroom, 2.00 Bathroom,
Single Family

Morrison, Gravenhurst (morrison), Ontario

Affordable Waterfront Opportunity on Stunning Kahshe Lake, Muskoka! Welcome to one of Kahshe Lakes' most unique and coveted communities - a peaceful waterfront co-ownership retreat offering winterized, year-round access, vibrant community spirit, and the best of Muskoka living. This fully owned home is the largest of the 17 units (PLUS a 1/17th share) within the development and features 2 spacious bedrooms + office, 2 bathrooms, and a private single-car garage - a rare find for lakefront properties within this community. Enjoy breathtaking direct waterfront views of both Kahshe Lake and the Kahshe River, with eastern exposure that delivers picture-perfect sunrises each morning. Step outside and you're just a few steps from the private sandy beach, exclusive to the community. Whether you're swimming, paddling, or simply relaxing lakeside, this location offers a serene and accessible escape. Perfect for islanders and water-access-only property owners seeking convenience on the mainland, this unit features a boat slip at a preferred rate, as well as dedicated parking, a true luxury on Kahshe Lake. Just 90 minutes from the GTA, with nearby amenities for groceries, dining, and entertainment, this property is the ideal balance of convenience and cottage-country charm. The community is renowned for its welcoming atmosphere and connected spirit,



hosting annual events such as the Kahshe Lake Halloween Haunt and the Santa Claus Parade, which are cherished by both owners and guests alike. Whether you're looking for a year-round residence, weekend getaway, or a smart addition to your waterfront portfolio, this spacious and well-located unit offers a rare opportunity to own a slice of Muskoka paradise. Don't miss your chance to be part of this one-of-a-kind lakeside community.

(id:6289)

Essential Information

Listing #	X12309534
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1120 South Kahshe Lake Road
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1G0

Amenities

Amenities	Beach, Hospital, Marina, Recreation Centre, Party Room, Visitor Parking, Fireplace(s)
Features	Irregular lot size, Flat site, Dry
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Water Heater - Tankless, Furniture, Microwave, Stove, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Wood
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 10:16am PDT