

\$3,595,000 - 1168 Moon River Road, Muskoka Lakes (medora)

MLS® #X12320778

\$3,595,000

0 Bedroom, 0.00 Bathroom, 5 sqft

Business on 5.31 Acres

Medora, Muskoka Lakes (medora), Ontario

A rare and coveted investment opportunity awaits on the tranquil shores of Moon River in the heart of Muskoka. Spanning over 5.3 acres across two parcels, this exceptional waterfront property is zoned WC1 (Waterfront Commercial), offering endless potential for luxury development whether it be a high-end multi-residential condominium enclave, an expansive family compound, or a premium short-term rental retreat. Set along a peaceful stretch of Moon River just five minutes from Bala and a short 15-minute drive to Port Carling or Port Sandfield, the location blends serene seclusion with effortless accessibility. The main parcel features over 3 acres of gently sloping, flat terrain with western exposure, providing stunning sunset views over the water and access to a sandy beach, perfect for swimming, fishing, or launching boats and paddleboards. Mature trees and open grassy areas enhance the natural privacy and charm of the setting. Anchoring the property is a charming two-storey, 2,500 sq. ft. cottage with views of the river. This main residence includes three bedrooms-each with its own ensuite-offering ideal accommodations for hosting guests or anchoring a family compound. Surrounding the main cottage are seven additional year-round cottages, each offering one to two bedrooms, a full kitchen, and private bathroom. Adding to the uniqueness is a second deeded parcel tucked



just behind the main site, measuring 2.2 acres-ideal for future expansion or complementary development. The current configuration allows for immediate use as a resort, while also presenting a blank canvas for visionaries looking to reimagine its future. With its commercial waterfront zoning, expansive acreage, and desirable location close to Muskoka's most beloved towns and lakes, 1168 Moon River Road stands as a one-of-a-kind opportunity to secure a premium piece of cottage country with outstanding development potential. (id:6289)

Essential Information

Listing #	X12320778
Price	\$3,595,000
Bathrooms	0.00
Square Footage	5
Acres	5.31
Type	Business

Community Information

Address	1168 Moon River Road
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0C1A0

Interior

Heating	Oil Forced air
Cooling	None

Listing Details

Listing Office	Chestnut Park Real Estate
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