

# **\$1,899,999 - 1 - 1018 Georgina Way, Gravenhurst (muskoka (s))**

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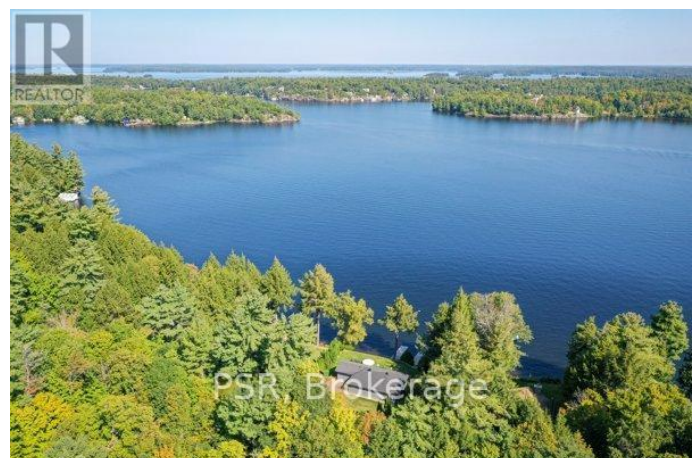
MLS® #X12327646

**\$1,899,999**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Muskoka (S), Gravenhurst (muskoka (s)),  
Ontario

Welcome to your year-round Muskoka retreat! Located just 10 minutes from Gravenhurst and only 5 minutes from the wharf and Muskoka Bay Golf Course, this fully renovated, four-season cottage offers 100 feet of prime Lake Muskoka shoreline with wide-open views of Muskoka Bay. Set on a deep, landscaped 100x280 ft lot, the property features a 3-bedroom, 2-bathroom cottage that was fully gutted and renovated in 2019/2020. Designed for modern comfort, the interior showcases a custom kitchen with quartz countertops, black stainless steel KitchenAid appliances, and a spacious lakeside living area. Both bathrooms offer stylish finishes, including a double sink vanity in the ensuite. The exterior is equally impressive: a large 10x60 ft waterfront deck with glass railings provides unobstructed lake views, while the 2-slip crib dock accommodates up to 3 boats and 2 Sea-Doos, with 57 feet of water depth off the dock. Landscaped grounds include privacy trees, a new front walkway, and a stocked firewood shed. An elevated, flat grassy play area at the waterfront, enclosed by postless glass for safety and views, is ideal for recreation. A 500 sq. ft. deck off the cottage connects seamlessly to this outdoor space, creating the perfect setting for entertaining and family fun. Practical upgrades include propane forced air heating, central A/C, a Generac generator,



heated waterline from the lake, and full water filtration. With a spacious dock and deep-water swimming, this property offers the ultimate Muskoka lifestyle in a prime location. Just minutes to town, enjoy effortless access to everything while living lakeside on coveted Lake Muskoka. An exceptional opportunity to own a fully turnkey cottage in one of Muskokas most sought-after areas. (id:6289)

Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12327646     |
| Price     | \$1,899,999   |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1 - 1018 Georgina Way     |
| Subdivision | Muskoka (S)               |
| City        | Gravenhurst (muskoka (s)) |
| Province    | Ontario                   |
| Postal Code | P1P1R2                    |

Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Beach, Golf Nearby, Hospital, Marina, Park  |
| Utilities      | Cable, Electricity                          |
| Features       | Carpet Free                                 |
| Parking Spaces | 9                                           |
| Parking        | Detached Garage, Garage                     |
| # of Garages   | 2                                           |
| View           | Lake view, View of water, Direct Water View |
| Is Waterfront  | Yes                                         |
| Waterfront     | Waterfront                                  |

Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Water Treatment          |
| Heating      | Propane Forced air       |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| # of Stories | 1                        |

## Exterior

|                 |                        |
|-----------------|------------------------|
| Exterior        | Shingles, Vinyl siding |
| Lot Description | 100 x 280 FT           |
| Foundation      | Block                  |

## Listing Details

Listing Office      PSR



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