

\$3,695,000 - 1000 Little Baxter (aka Rockwood) Island, Bracebridge (monck (bracebridge))

MLS® #X12343486

\$3,695,000

4 Bedroom, 3.00 Bathroom,
Single Family on 1135.20 Acres

Monck (Bracebridge), Bracebridge (monck (bracebridge)), Ontario

Discover the ultimate in seclusion and serenity with this rare opportunity to own your very own private island on coveted Lake Muskoka.

Spanning approximately 2 acres, this unique property offers unmatched privacy, making it the ideal retreat for those seeking an escape from it all, with no other owners or cottages on the island, the space is exclusively yours. A short, scenic boat ride from the marina brings you to the island, where a four-bedroom, 2.5-bath cottage awaits. The interior blends comfort and charm, highlighted by a spacious Muskoka room and expansive deck with glass railings, allowing for uninterrupted views of the shimmering lake. The island is designed for both relaxation and exploration, with winding trails throughout and multiple vantage points, including the incredible Sunset Point, where each evening ends with a breathtaking, panoramic display. Two well-maintained sheds provide ample storage but offer the potential to be converted into bunkies for additional sleeping space. A well-built dock with a boat slip accommodates up to two covered boats, ensuring your watercraft is always ready for adventure. While the cottage is currently a three-season getaway, a simple hot water line upgrade could extend your enjoyment into all four seasons, offering year-round access to one of Muskoka's most treasured locations. This private island retreat offers a rare



combination of privacy, natural beauty, and potential, a unique opportunity to create your dream escape in the heart of Lake Muskoka.

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Essential Information

Listing #	X12343486
Price	\$3,695,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	1,135.20
Type	Single Family
Sub-Type	Freehold
Style	Log house/cabin

Community Information

Address	1000 Little Baxter (aka Rockwood) Island
Subdivision	Monck (Bracebridge)
City	Bracebridge (monck (bracebridge))
Province	Ontario
Postal Code	P1L1W8

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Electricity Connected, Wireless
Features	Wooded area, Irregular lot size, Partially cleared, Guest Suite
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Water Treatment
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Wood
Exterior Features	Landscaped
Foundation	Wood/Piers

Listing Details

Listing Office Chestnut Park Real Estate



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Listing information last updated on November 1st, 2025 at 4:16am PDT