

\$789,000 - 1100 Mortimers Point Road, Muskoka Lakes (medora)

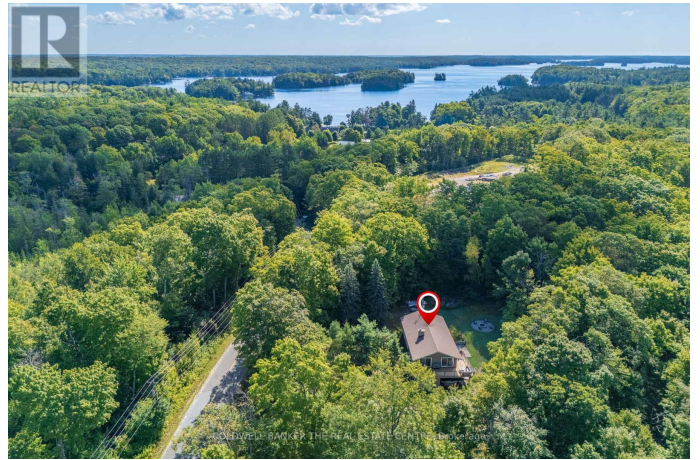
MLS® #X12369288

\$789,000

3 Bedroom, 2.00 Bathroom,
Single Family on 452.00 Acres

Medora, Muskoka Lakes (medora), Ontario

Nestled on 6.4 acres in the sought-after Port Carling area, 1100 Mortimers Point Road combines modern comfort with Muskoka charm. This raised bungalow offers 3 bedrooms plus a den, 3 full bathrooms, and seasonal views of Lake Muskoka. Surrounded by mature hardwoods, the gently rolling landscape reveals lake views from late fall through early spring. Conveniently situated less than 10 minutes to both Port Carling and Bala, and only 30 minutes to Bracebridge and Gravenhurst, you're close to all the best that Muskoka offers. Inside, the updated open-concept living, dining, and kitchen areas flow seamlessly together, anchored by a wood-burning fireplace with a plastered brick surround. The main floor includes the primary bedroom suite; a walk-in closet (or nursery) and a 4-piece ensuite with double sinks, as well as a second bedroom and a separate 4-piece bath. The walkout lower level adds valuable space with a family/rec room, office/den, laundry, another bedroom, and a 3-piece bath. Outdoor living is enhanced by a wraparound cedar deck and backyard patio. A standout feature is the large dome-style tent, currently operating as an Airbnb retreat, providing immediate short-term rental income potential. With WR2 zoning in place, the dome also presents exciting potential as a private home office, studio, or home-based business space. The property also features a relaxing



outdoor sauna, adding to its appeal as both a private retreat and a guest-friendly escape. Additional highlights include a newer propane furnace, central air, ample storage, and brick veneer exterior for curb appeal. With privacy, flexibility, and quick possession available, this property is perfect for families, year-round residents, or lakefront owners seeking a retreat with added income opportunities.

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Essential Information

Listing #	X12369288
Price	\$789,000
Bedrooms	3
Bathrooms	2.00
Acres	452.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1100 Mortimers Point Road
Subdivision	Medora
City	Muskoka Lakes (medora)
Province	Ontario
Postal Code	P0B1J0

Amenities

Amenities	Separate Heating Controls
Utilities	Wireless
Features	Wooded area, Irregular lot size, Sauna
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Propane Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Foundation	Block

Listing Details

Listing Office COLDWELL BANKER THE REAL ESTATE CENTRE



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