

# \$1,349,900 - 1100 Xavier Street, Gravenhurst (morrison)

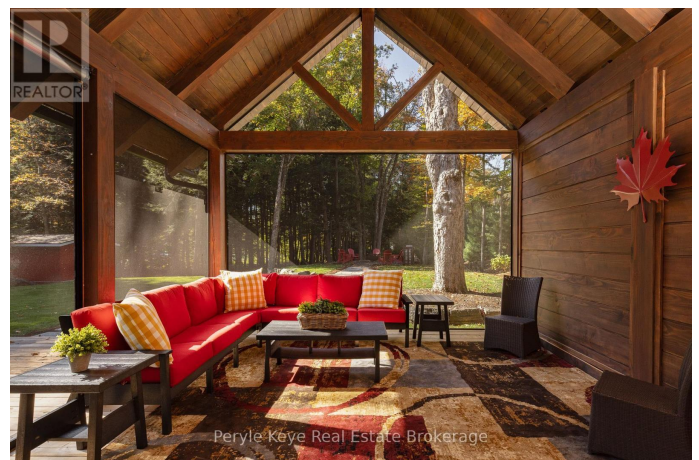
MLS® #X12453391

**\$1,349,900**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Morrison, Gravenhurst (morrison), Ontario

Every story starts with a setting. This one is set where craftsmanship, comfort, and quiet Muskoka living converge on a beautifully landscaped acre of land. Tucked into an upscale community just south of Gravenhurst and 1.5 km to HWY 11, this custom built 2022 bungalow offers around 2600 sq ft of refined living space with a floor plan designed to function beautifully for both everyday living and weekend entertaining. From the moment you arrive, you're welcomed by award-winning perennial gardens, granite walkways, and landscape lighting that sets the tone. Inside, soaring 18-foot vaulted ceilings and a sun-filled, open-concept layout create an airy, inviting atmosphere and a wood-burning fireplace brings cozy warmth to those cooler days. The kitchen will make you excited to host family gatherings. Anchored by a large island, outfitted with high-end appliances and custom cabinetry designed to handle everything from weekday meals to holiday dinners. Radiant in-floor heating runs throughout the main house, even in the garage. And beneath the surface, a full mechanical setup features on-demand hot water, water treatment systems, and backup heat sources. Plus, a whole-home automatic generator ensures peace of mind year-round. A Muskoka room with floor to ceiling screens and constructed with timber framing invites you to unwind after hours, while soundproof insulation throughout the home ensures every space feels restful. Outdoors, irrigation covers



the full yard and gardens, and stone pathways guide you to a fire pit patio under the stars. This home reflects quality in every surface, crafted with intention and maintained with pride. Your life is full of stories, and every story starts with a setting. (id:6289)

Essential Information

Listing #	X12453391
Price	\$1,349,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1100 Xavier Street
Subdivision	Morrison
City	Gravenhurst (morrison)
Province	Ontario
Postal Code	P0E1G0

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Features	Wooded area, Irregular lot size, Lighting, Carpet Free
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Range, Water Heater - Tankless, Water Heater, Water Treatment, Blinds, Dishwasher, Dryer, Oven, Stove, Washer, Refrigerator
Heating	Propane Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

**Exterior**

Exterior	Stone, Wood
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	125 x 372.2 FT 1/2 - 1.99 acres
Foundation	Slab

**Listing Details**

Listing Office           Peryle Keye Real Estate Brokerage



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 14th, 2025 at 8:01pm PDT