

\$1,099,000 - 1194 Muskoka Road 38, Muskoka Lakes (wood (muskoka Lakes))

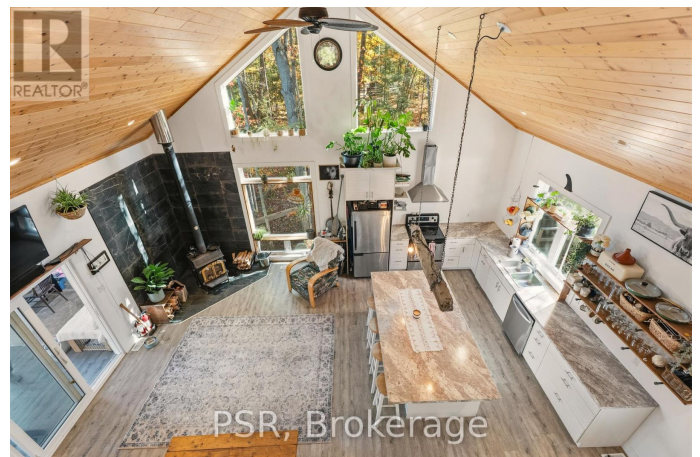
MLS® #X12469445

\$1,099,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Wood (Muskoka Lakes), Muskoka Lakes
(wood (muskoka Lakes)), Ontario

Welcome to your modern Muskoka escape on the Moon River, a stunning newly built, four-season Bungalow that perfectly fuses contemporary design with the natural charm of cottage country. With 138 feet of pristine frontage, this property strikes the ideal balance between luxury, comfort, and connection to nature. Step inside and be captivated by soaring 20-foot cathedral ceilings and expansive windows that flood the great room with natural light while framing breathtaking river views. The open-concept layout flows seamlessly into a four-season Muskoka room, the perfect spot for morning coffee, evening sunsets, or cozy winter nights by the fire. This thoughtfully designed home features three spacious bedrooms and one elegant bath, ideal for year-round living or weekend retreats. The generous loft offers added versatility, easily transforming into a guest space, home office, or quiet reading nook. The property's septic system is already sized to accommodate an additional bathroom, making future expansion effortless. Outside, the Moon River invites you to explore 8.5 km of scenic, navigable waterways, perfect for boating, swimming, kayaking, or simply watching the current drift by. A garage has been pre-approved and included on the site plan, ready for you to build when the time is right. Just minutes from downtown Bala, you'll have



easy access to boutique shops, dining, live music, and the area's famous cranberry marshes. Only two hours from Toronto, this is Muskoka living made effortless, a modern retreat where every season brings something to love.1194 Muskoka Rd 38 isn't just a property, it's your front-row seat to the best of Bala and the timeless magic of the Moon River. (id:6289)

Essential Information

Listing #	X12469445
Price	\$1,099,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family

Community Information

Address	1194 Muskoka Road 38
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	P0C1A0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Electricity Connected
Features	Level lot, Wooded area, Irregular lot size, Flat site, Wetlands
Parking Spaces	8
Parking	No Garage
View	Lake view, River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water softener, Water Treatment, Dishwasher, Stove, Refrigerator
Heating	Propane Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Hardboard
Lot Description	138 x 274.3 FT 1/2 - 1.99 acres
Foundation	Insulated Concrete Forms

Listing Details

Listing Office PSR



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