

# 360 MUSKOKA BEACH Road, Gravenhurst, Ontario P1P 1M6

Client Full  
**Active / Residential**

**360 MUSKOKA BEACH Rd Gravenhurst**

MLS® #: **40284859**  
 Price: **\$499,000**



**Muskoka/Gravenhurst/Gravenhurst**  
**Bungalow/House**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **955**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **955/Other**  
 DOM/CDOM: **71/71**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,962.00/2021**

**Remarks/Directions**

Public Rmks: **Welcome to 360 Muskoka Beach Road, this lovely three bedroom home is conveniently located within walking distance to Beechgrove Public School and town amenities. This home features close to 1000 square feet of open concept living space that includes 3 great sized bedrooms, a 4 piece bathroom and a large updated kitchen. The primary bedroom is equipped with a large closet, cathedral pine ceilings and more than enough space to fit a king sized bed. The kitchen has recently been completely remodeled and now features updated cupboards, countertops, brand new stainless steel appliances and a new island that is great for seating and for extra storage. This home also features a 4 piece bathroom and a large laundry room. From the back of the home you can walk out to your deck that is perfect for enjoying a coffee on in the morning. In the backyard you will also find the awesome bunkie, this bunkie is a 15x11 foot space that has hydro, an outdoor shower and deck off the back of it!! It is the perfect space to hosts guests coming to visit or campout on those summer evenings. The backyard is very long and features so much room for kids play sets, trampolines, outdoor storage and whatever your needs may be. There is a lovely fire pit at the back of the property to enjoy campfires on!! This home would make an awesome retirement, starter or family home. It currently operates as a profitable AirBnB and could perfect opportunity for someone to invest in a short term rental property.**

Directions: **WINEWOOD TO MUSKOKA BEACH ROAD**

**Common Elements**

Locker:

Balcony:

**Exterior**

Exterior Feat:	<b>Deck(s)</b>				
Construct. Material:	<b>Vinyl Siding</b>			Roof:	<b>Asphalt Shingle</b>
Shingles Replaced:	<b>2016</b>	Foundation:	<b>Slab</b>	Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>//</b>			Apx Age:	<b>Unknown</b>
Other Structures:	<b>Shed, Other</b>			Winterized:	
Pool Features:	<b>None</b>				
Garage & Parking:	<b>Private Drive Double Wide</b>				
Parking Spaces:	<b>3</b>	Driveway Spaces:	<b>3.0</b>	Garage Spaces:	
Services:	<b>Fibre Optics</b>				
Water Source:	<b>Municipal</b>	Water Tmnt:		Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>0.289/Acres</b>	Acres Range:	<b>Not Applicable</b>	Acres Rent:	
Lot Front (Ft):	<b>35.29</b>	Lot Depth (Ft):	<b>341.01</b>	Lot Shape:	<b>Irregular</b>
Location:	<b>Urban</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Schools</b>			Fronting On:	
Topography:	<b>Flat</b>				
School District:	<b>Trillium Lakelands District School Board</b>				
High School:	<b>GRAVENHURST HIGH SCHOOL</b>				
Elementary School:	<b>MUSKOKA BEECH GROVE</b>				

**Interior**

Interior Feat:	<b>None</b>				
Basement:	<b>None</b>	Basement Fin:			
Laundry Feat:	<b>Laundry Room</b>				
Cooling:	<b>None</b>				
Heating:	<b>Fireplace-Gas</b>				
Fireplace:	<b>/Living Room</b>			FP Stove Op:	
Under Contract:	<b>Hot Water Heater</b>			Contract Cost/Mo:	
Lease to Own:	<b>None</b>				
Inclusions:	<b>Dishwasher, Dryer, Refrigerator, Stove, Washer</b>				
Add Inclusions:	<b>ALL FURNITURE CAN BE INCLUDED IF BUYER WISHES</b>				

**Property Information**

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>LT 47 RCP 548 MUSKOKA; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b>	Survey:	<b>None/</b>
Zoning:	<b>r-1</b>	Hold Over Days:	
Assess Val/Year:	<b>\$162,000/2016</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>481780636</b>		

ROLL: 440202001402900  
Possession/Date: Flexible/

Deposit: 5000+

Brokerage Information

List Date: 06/24/2022  
List Brokerage: Coldwell Banker The Real Estate Centre, Brokerage (Gravenhurst)   
Source Board: The Lakelands Association of REALTORS®

Prepared By: Darby Hiles, Broker  
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Date Prepared: 09/03/2022

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MLS®#: 40284859







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# 175 WALTON Road E, Gravenhurst, Ontario P1P 1R8

Client Full  
**Pending / Residential**

**175 WALTON Rd E Gravenhurst**

MLS® #: 40270580  
 Price: **\$499,900**



## Muskoka/Gravenhurst/Gravenhurst

### Multi-Level Split/House

	Beds	Baths	Kitch
Lower	1	1	
Main	3	1	1

Beds (AG+BG): **4 (3 + 1)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,404**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **988/Other**  
 BG Fin SF: **416**  
 DOM/CDOM: **44/54**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,550.57/2021**

### Remarks/Directions

Public Rmks: **If you're looking for a quiet neighborhood in the heart of cottage country, look no further! This 4-bedroom, 2-bathroom house has room for everyone. Situated on a large lot with lots of parking space, this home has a fenced-in backyard and an open concept design that's great for entertaining. The screened-in flagstone patio is the perfect place to relax and enjoy the outdoors. Close to highways, amenities, and shopping. Come and check out this beautiful home today!**

Directions: **Muskoka Beach Road left on Walton Road, only two blocks off Winewood Ave.**

### Common Elements

Locker:

Balcony:

### Exterior

Construct. Material: <b>Stone, Stucco (Plaster)</b>	Foundation: <b>Concrete Block</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced: //		Prop Attached: <b>Detached</b>
Year/Desc/Source: //		Apx Age: <b>51-99 Years</b>
Garage & Parking: <b>Carport Parking, Private Drive Double Wide</b>		
Parking Spaces: <b>6</b>	Driveway Spaces: <b>6.0</b>	Garage Spaces:
Water Source: <b>Municipal</b>	Water Tmnt: <b>&lt; 0.5</b>	Sewer: <b>Sewer (Municipal)</b>
Lot Size Area/Units: /	Acres Range: <b>&lt; 0.5</b>	Acres Rent:
Lot Front (Ft): <b>66.00</b>	Lot Depth (Ft): <b>132.00</b>	Lot Shape:
Location: <b>Urban</b>	Lot Irregularities:	Land Lse Fee:
Area Influences: <b>Quiet Area, Rec./Community Centre, Shopping Nearby</b>		

### Interior

Interior Feat: <b>Water Heater Owned</b>	Basement Fin: <b>Fully Finished</b>
Basement: <b>Full Basement</b>	
Cooling: <b>Central Air</b>	
Heating: <b>Forced Air, Gas</b>	
Fireplace: <b>1</b>	FP Stove Op:
Under Contract: <b>Air Conditioner</b>	Contract Cost/Mo: <b>96.03</b>
Inclusions: <b>Dishwasher, Dryer, Freezer, Washer</b>	
Exclusions: <b>dining room chandelier</b>	

### Property Information

Common Elem Fee: <b>No</b>	Local Improvements Fee:
Legal Desc: <b>PT LT 58 PL 17 MUSKOKA AS IN DM218901 EXCEPT THE EASEMENT THEREIN; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA</b>	
Zoning: <b>RES</b>	Survey: <b>Unknown/</b>
Assess Val/Year: <b>\$204,000/2016</b>	Hold Over Days:
PIN: <b>48183010</b>	Occupant Type: <b>Owner</b>
ROLL: <b>440202001202800</b>	
Possession/Date: <b>Flexible/</b>	Deposit: <b>TBD</b>

### Brokerage Information

List Date: **06/01/2022**  
 Close Date: **09/29/2022**  
 List Brokerage: **Real Broker Ontario Ltd.**   
 Source Board: **Barrie and District Association of REALTORS®**

**Prepared By: Darby Hiles, Broker**

**Date Prepared: 09/03/2022**

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MLS® #: 40270580





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# 155 WALTON Road, Gravenhurst, Ontario P1P 1R8

Client Full  
**Closed / Residential**

**155 WALTON Rd Gravenhurst**

MLS® #: 40230706  
Price: **\$510,000**



## Muskoka/Gravenhurst/Gravenhurst Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **1,020**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **850/Owner**  
 BG Fin SF: **170**  
 DOM/CDOM: **4/4**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,850.42/2021**

### Remarks/Directions

Public Rmks: **There are many possibilities with this newly renovated home in a very central location on a quiet street in Gravenhurst. Close to shops and dining. Just minutes to Lake Muskoka and Gull Lake. You'll love the open feeling of this compact 2 bedroom home. All brand new appliances await you; including a refrigerator, stove, dishwasher, washer and dryer. New kitchen cupboards with granite counter tops and a gas fireplace in the living room. The basement although not large is finished. The front deck is ready for your Muskoka chairs and your BBQ will sit nicely on the back deck. A large Maple shade tree in the front yard will serve as a welcome escape from the summer sun. Windows, Plumbing and Electric have been redone as of 2021 & 2022. Shingles, soffit and fascia and siding new as of 2021/2022. New front deck as of 2021. Garage was removed in 2021 but there is a concrete pad ready if you decide to rebuild the garage. Some landscaping will be done as the weather permits.**

Directions: **Highway 11 to Gravenhurst to Bethune Drive to Winewood to Muskoka Beach Road, to Walton Road**  
 Cross St: **MUSKOKA BEACH ROAD**

### Common Elements

Locker:

Balcony:

### Exterior

Exterior Feat: **Deck(s), Patio(s), Year Round Living**  
 Construct. Material: **Board & Batten, Vinyl Siding**  
 Shingles Replaced: **2021** Foundation: **Block** Roof: **Asphalt Shingle**  
 Year/Desc/Source: **//** Prop Attached: **Detached**  
 Other Structures: **Fence - Partial** Apx Age: **31-50 Years**  
 Garage & Parking: **Private Drive Single Wide//Asphalt Driveway** Winterized: **Fully Winterized**  
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:  
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet Avail, Natural Gas, Street Lights**  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: **/** Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **66.00** Lot Depth (Ft): **132.00** Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Beach, Dog Park, Highway Access, Lake Access, Major Highway, Place of Worship, Quiet Area, Rec./Community Centre, School Bus Route, Schools**  
 Topography: **Level** Fronting On: **West**  
 Restrictions: Exposure: **East**  
 School District: **Trillium Lakelands District School Board**

### Interior

Interior Feat: **On Demand Water Heater, Separate Heating Controls, Upgraded Insulation, Water Heater Owned**  
 Access Feat: **Shower Stall**  
 Basement: **Partial Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **Electric Dryer Hookup, Laundry Room, Lower Level, Sink**  
 Cooling: **None**  
 Heating: **Baseboard, Fireplace, Fireplace-Gas**  
 Fireplace: **1/Natural Gas** FP Stove Op: **Yes**  
 Under Contract: **None** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Range Hood, Refrigerator, Stove, Washer**  
 Add Inclusions: **laundry sink in lower level**  
 Exclusions: **none**  
 Electric Age: **2021** Plumbing Age: **2021** Furnished:  
 Furnace Age: Tank Age: **UFFI: No**

### Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 58 PL 17 MUSKOKA AS IN DM332569 EXCEPT THE EASEMENT THEREIN; GRAVENHURST**  
 Zoning: **R1** Survey: **None/**  
 Assess Val/Year: **\$148,000/2022** Hold Over Days:



PIN:  
ROLL: **440202001203000**  
Possession/Date: **Immediate/**

Occupant Type: **Vacant**

Deposit: **10000**

**Brokerage Information**

List Date: **04/06/2022**  
Close Date: **05/25/2022**  
List Brokerage: **[MUSKOKA REAL ESTATE SERVICES INC., BROKERAGE, GRAVENHURST](#)**  
Source Board: **The Lakelands Association of REALTORS®**

**Prepared By: Darby Hiles, Broker**

**Date Prepared: 09/03/2022**

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**MLS®#: 40230706**



living room

living room



living room

living room view to the kitchen

granite counters with peninsula



all new appliances



view from the back door into the kitchen and living room area

back door entrance



bedroom 1

bedroom 2



basement area flooring will be installed very soon

back yard ready for landscaping



another view of the back yard

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# 135 FRASER Street, Gravenhurst, Ontario P1P 1C9

Client Full  
**Closed / Residential**

**135 FRASER St Gravenhurst**

MLS® #: 40215885  
 Price: **\$449,000**



## Muskoka/Gravenhurst/Gravenhurst

2 Storey/House

	Beds	Baths	Kitch
Main		1	1
Second	2	1	

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **950**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **950/Other**  
 DOM/CDOM: **6/6**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,975.43/2021**

### Remarks/Directions

Public Rmks: **Attention First time homebuyers, downsizers, and buyers looking for an investment property. Welcome to this move-in ready semi-detached home in a sought-after neighbourhood. This low maintenance house features 2 bedrooms and 1.5 baths, with hardwood & tile flooring on the main floor & Life Proof vinyl flooring and tile on the second floor. A well landscaped and fully fenced backyard make it the perfect backyard for kids and pets. Upgraded spray foam insulation helps you stay cozy by the gas fireplace. Just a short walk to swimming and fun at Lake Muskoka & Ungerman Beach.**

Directions: **West on Winewood Ave W, North on Austin St N, East on Fraser St.**  
 Cross St: **Austin**

### Common Elements

Locker:

Balcony:

### Exterior

Construct. Material: **Aluminum Siding**  
 Shingles Replaced: **2015**  
 Year/Desc/Source: **1952//Other**  
 Other Structures: **Shed**  
 Pool Features: **None**  
 Garage & Parking: **Private Drive Double Wide**  
 Parking Spaces: **2**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone**  
 Water Source: **Municipal**  
 Lot Size Area/Units: **0.090/Acres**  
 Lot Front (Ft): **31.00**  
 Location: **Urban**  
 Area Influences: **Beach, Dog Park, Downtown, Lake Access, Landscaped, Library, Park, Place of Worship, Playground Nearby, Schools, Shopping Nearby**  
 Topography: **Flat**  
 School District: **Trillium Lakelands District School Board**  
 High School: **Gravenhurst High School**  
 Elementary School: **Gravenhurst PS**

Foundation: **Slab**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Semi Detached**  
 Apx Age: **51-99 Years**  
 Winterized:  
 Driveway Spaces: **2.0**  
 Garage Spaces:  
 Sewer: **Sewer (Municipal)**  
 Acres Range: **< 0.5**  
 Acres Rent:  
 Lot Depth (Ft): **133.00**  
 Lot Shape: **Rectangular**  
 Lot Irregularities:  
 Land Lse Fee:  
 Fronting On:

### Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**  
 Basement: **None**  
 Laundry Feat: **Upper Level**  
 Cooling: **None**  
 Heating: **Baseboard, Fireplace-Gas**  
 Fireplace: **1**  
 Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **3 sheds**  
 Exclusions: **Microwave, BBQ, Gazebo**

Basement Fin:  
 FP Stove Op: **Yes**

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 12 BLK M PL 16 GRAVENHURST PT 1 35R22274; GRAVENHURST; THE DISTRICT MUNICIPALITY OF MUSKOKA**  
 Zoning: **R-1**  
 Assess Val/Year: **\$160,000/2022**  
 PIN: **481930276**  
 ROLL: **440201001410400**  
 Possession/Date: **60 - 89 Days/2022-05-02**  
 Possession Rmks: **Ideal closing May 2**

Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days: **60**  
 Occupant Type: **Owner**  
 Deposit: **5%**

### Brokerage Information

List Date: **03/03/2022**  
 Close Date: **05/02/2022**

List Brokerage: [CENTURY 21 B.J. ROTH REALTY LTD., BROKERAGE, ORILLIA - UNIT B](#)

Source Board: [The Lakelands Association of REALTORS®](#)

Prepared By: **Darby Hiles, Broker**

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