

Property Client Full

1049 Sagamo Boulevard, Muskoka Lakes, Ontario P0B 1J0

Listing

1049 Sagamo Blvd Muskoka Lakes

Active / Residential Freehold / Detached

MLS®#: **X13595278**

List Price: **\$3,190,000**

New Listing



Muskoka/Muskoka Lakes/Medora

Tax Amt/Yr: **\$9,326.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **12**
 Legal Desc: **LOT 58, PLAN 32 MEDORA; PART LOT 57, PLAN 32 MEDORA AS IN DM234355, T/W: PART OF SAGAMO BLVD PLAN 32 MEDORA, CLOSED BY BY-LAW NO. 2026-031 AS IN MT324713, DESIGNATED AS PART 2 ON PLAN 35R27974; TOWNSHIP OF MUSKOKA LAKES, DISTRICT MUNICIPALITY OF MUSKOKA.**

Style: **Other** Rooms Rooms+: **9+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **SF Source: Plans**
 Lot Irreg: **Irregular** Lot Acres: **210.00**
 Lot Front: **210.00** Fronting On: **S**
 Lot Depth: **245.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **WR1**
 Dir/Cross St: **Fair-Lee and Sagamo**

PIN #: **481420585** ARN #: **445304001706800** Contact After Exp: **No**
 Holdover: **30** Survey Year/Type: **Up To Date**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0) Basement: No Fireplace/Stv: /None Fireplace Feat: Yes Interior Feat: Fireplace Insert Heat: Other Heat Source: Baseboard A/C: Electric Central Vac: /None Property Feat: No Roof: Asphalt Shingle Foundation: Piers Soil Type: Alternate Power: None	Exterior: Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 6.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Security Feat:	Water: Other Water Supply Type: Water Meter: Waterfront Feat: Boathouse Waterfront Struc: Boat House, Double Slip Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: No
Water Name: Lake Rosseau Waterfront Y/N: Yes Water Struct: Boat House, Double Slips Water Frontage: 64.01 Water Features: Boathouse Under Contract: Access To Property: Yr Rnd Municipal Rd Shoreline: Mixed, Natural Shoreline Road Allowance: None Docking Type: Private View: Lake, Water	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: Water View: Direct Lot Shape:	Island YN: No HST App To SP: Included In Channel Name: Lot Size Source: Survey

Remarks/Directions

Client Rmks: **A central Lake Rosseau setting with 210 feet of gently sloping shoreline in the sought-after Royal Muskoka locale. Southeast exposure offers bright, sun-filled days with stunning wide open, long lake views. Accessed by a year round, municipally maintained road the 3 bedroom seasonal panabode cottage benefits from natural privacy among towering pines. Reside while you plan, update, or clear the way for your dream home. The current owner has acquired additional backland, expanding the property to .93 of an acre with a new survey, creating a larger building envelope anchored by an existing two-slip boathouse. SpencerDouglas Design has completed conceptual renderings and schematics offering a design pathway already aligned with 1049 Sagamo Blvd, or tailor a new cottage to reflect your own architectural style. For those seeking community, residents can share in more than 30 acres of protected woodland and open meadow, with walking paths, soccer pitch, and a playground all within easy walking distance plus joining the Royal Muskoka Island Association provides access to tennis and new pickleball courts. Muskoka's famed mainland island offers a rare blend of privacy and community, close to amenities, dining and golf by car and boat. A legacy in the making whoever chooses to shape their next chapter on Lake Rosseau.**

Inclusions: **All furnishings as viewed less tenants items and belongings.**

Listing Contracted With: **Chestnut Park Real Estate 705-765-6878**

Prepared By: **CARRIE TRIP, REALTOR Salesperson**

Date Prepared: **08/02/2026**

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	6.5 M X 4.59 M	21.33 Ft x 15.06 Ft		
Kitchen	Main	2.33 M X 2.22 M	7.64 Ft x 7.28 Ft		
Dining Room	Main	3.47 M X 2.42 M	11.38 Ft x 7.94 Ft		
Primary Bedroom	Main	3.59 M X 3.49 M	11.78 Ft x 11.45 Ft		
Bedroom	Main	2.74 M X 2.43 M	8.99 Ft x 7.97 Ft		
Mudroom	Main	3.54 M X 2.34 M	11.61 Ft x 7.68 Ft		
Sunroom	Main	3.52 M X 2.29 M	11.55 Ft x 7.51 Ft		
Bathroom				4	