

The nature & scope of future Muskoka lakefront developments was one of the chief issues in the recent November municipal elections. Most of the successful candidates are in favour of sensible and environmentally-responsible development.

On Lake Muskoka, the former “Bangor Lodge” property near Bracebridge has been approved by Town Council to be rezoned as 4 waterfront Residential building lots and 5 rural backlots. The rezoning also creates over 60 acres of open space and environmentally protected habitat on the former golf course. The Lodge closed in 2007 and had been for sale for 9 years as a ‘redevelopment” tourist-commercial site. It is sad to see another famous Muskoka Lakes resort disappear, but the low-density solution is preferable to the extreme-density quasi-residential projects being proposed for other former resort sites.

The Port Carling “Harry Debes Community Health Hub” has now opened, located beside the Foodland. A Nurse Practitioner will treat minor illnesses and injuries for seasonal & year-round residents. Fundraising efforts continue, with over \$1.850Million raised of the \$2.0Million total cost. Construction is now underway for the adjacent “Andy’s House” Hospice, with over \$2.0Million of the \$2.5Million goal now raised. See; info@andypottsmemorialfoundation.com

On The Lake of Bays, the new owners of historic Langmaids Island have applied to the Township to create up to 37 vacant building lots on the Island. The average lot would comprise over 500 feet of shoreline. The Island measures over 140 acres in size with approximately 3 miles of shoreline. The new owners have also purchased “Beauview Resort” on South Portage Road to use as a mainland base for car parking and a boat shuttle service to the Island. This is similar to Bigwin Island’s method of transporting cottagers. Neighbouring cottagers are concerned as to how these new cottages would affect their views & property values. See www.loba.ca for updates.

On the Port Carling restaurant scene this year, "Turtle Jack's" continued to dominate. On the waterfront, neither “Grand Electric” nor “Frankie’s Surf Club” reopened for 2018. The “Cottage Bistro” has new owners and a new format of gourmet burgers, but hours of operation were erratic. “The Landing” is a great new casual breakfast & lunch spot beside the LCBO in the former “Nibbs” location. “Loondocks” opened under new ownership. I had dinner there this Summer; was excellent food & service, but “Crossroads” in Rosseau village is still my favourite Muskoka restaurant! In Bracebridge, the Irish restaurant, “Kelly’s Kitchen Pub”, on the main (Manitoba) street, is proving very popular. It features a wide choice of Irish beers, plus some authentic Irish dishes. The “Inn at The Falls” is under new ownership.



MY 2018 MUSKOKA SALES

SOLD: LAKE JOSEPH Welcome to “Edgestone” Enjoy over 2,100 feet of spectacular shoreline; Forever privacy. 4 vacant lots for family expansion. 29 acres for Trails/ Helipad/ Golf holes. Newer 7,000 sq ft luxurious & traditional vacation home. Your ultimate family vacation destination. Exclusive at \$12,900,000.***

SOLD: LAKE MUSKOKA Spectacular “New-Olde Muskoka” style 6,000 sq ft cottage & 2-slip boathouse. Convenient south Lake location, 10 minutes to Gravenhurst by car or boat. Longest views & luxe landscaping on 200 ft shore, ideal for extended families. Listed at \$3,395,000.

SOLD: LAKE MUSKOKA Desirable & rare gentle point of land, over 500 feet of ideal shore. Charming, vintage 3 bedroom/ 2 bath cottage set close to water’s edge. Popular Ennis Bay locale; minutes to Bracebridge & Gravenhurst. Listed at \$2,895,000.*

SOLD: LAKE ROSSEAU Central Juddhaven locale; only 6 minutes to Marriott Resort by car or boat. 170 feet treed shoreline. Low-maintenance granite landscaping. Completely renovated & bright contemporary cottage to enjoy. Spectacular Luxe boathouse for entertaining friends & family. Listed at \$2,599,000.***

SOLD: LAKE OF BAYS Point Ideal locale; enjoy over 430 ft classic rock shore with rare beach too. 2 adjoining lots offer many redevelopment options; family compound? Currently features 3 cottages, boatport & docks, and 2 garages. Listed at \$2,150,000.

SOLD: LAKE JOSEPH Rare offering of tear-down cottage on prime North Lake Joe shoreline. Spectacular South views to Burnt Island & beyond. Private & peaceful. Offers 305 feet of ideal smooth rock frontage. Build your dream here! Listed at \$1,495,000.*

SOLD: WINDERMERE AREA Over 5 acres of treed acreage close to Lake Rosseau. Year-round road access, minutes to Port Carling. High quality 5,000 sq ft storage barn ideal for classic cars/boats/ ??? Listed at \$300,000.*

*Represented the Buyer
*** Represented both Buyer and Seller

Not intended to solicit properties already listed for sale.
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MY 2018-2019 MUSKOKA PROPERTY LISTINGS



SPARROW LAKE
Ultra-Convenient location just 90 minutes from Toronto. Unique opportunity to build 3 family cottages & 3 bunkies. Incredibly private 6-acre peninsula offers 2,900 feet of shoreline. Gorgeous natural sand beach & dramatic pink granite points. All-day sunshine with every exposure, & year-round sunsets. Listed at \$2,995,000.



BRUCE LAKE
Central Muskoka’s ultimate small-lake estate. Peaceful! 420 feet of SouthWest shore; 32 forested acres of privacy. Minutes to Marriott Resort, Ports Sandfield & Carling. Luxurious, furnished 7,000 sq ft 4-season vacation home. Beautiful 2-slip, 2-story boathouse for guests. Listed at \$2,299,000 New Price.



DYSON LAKE
Rarest opportunity to build on a pristine, crystal-clear Lake. Enjoy 590 feet of gorgeous shoreline; both hard sand & deep water. 11 acres of forested privacy. Hydro on property. Beautiful South views. Private road access. Minutes to the villages of Minett & Rosseau. Build your dream cottage here; ideal building sites. Listed at \$789,000.



LAKE JOSEPH
Welcome to “Edgestone” Enjoy over 2,100 feet of spectacular shoreline; Forever privacy. 4 vacant lots for family expansion. 29 acres for Trails/ Helipad/ Golf holes. Newer 7,000 sq ft luxurious & traditional vacation home. Your ultimate family vacation destination. Exclusive at \$12,900,000.



FOR DETAILS ON THESE PROPERTIES, OR FOR A CONFIDENTIAL
MARKET EVALUATION OF YOUR COTTAGE,
CONTACT ME AT 705-646-8129 or perammond@muskoka.com