

TROYAUSTEN

REAL ESTATE TEAM

RE/MAX Professionals North Brokerage
Independently Owned & Operated

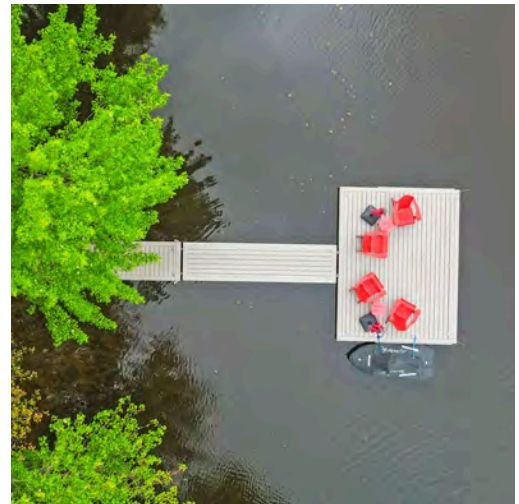


\$2,999,000,

Welcome to 1264 Winders Bay Road
on Echo Lake, Baysville



Cheryl Bolger
Sales Representative



CONTACT DETAILS:

 705-457-9994  cheryl@cherylbolger.ca
 705-306-9450  troyausten.ca



Welcome to your dream retreat in the heart of Muskoka, where elegance meets tranquility. This high-end cottage, a licensed Short Term Rental (STR), offers an unparalleled vacation experience, a high rental rate and include built in 2021. Perfectly positioned on a majestic lake, this property is a rare gem.

Interior Highlights: Two Primary Suites - Each suite is meticulously designed to provide the utmost comfort and luxury, featuring en-suite bathrooms and breathtaking views. **All Amenities Included** - From state-of-the-art kitchen appliances to a cozy fireplace and high-speed internet, every detail has been considered to ensure a seamless and indulgent stay. Also equipped with a Generac system.

Exterior Features: Shou Sugi Ban Burnt Wood Siding - The cottage's exterior boasts exquisite Shou Sugi Ban burnt wood siding, a traditional Japanese wood finish that combines beauty with durability.

Incredible Outdoor Areas: Enjoy expansive decks, a private dock, new hot tub and a beautifully landscaped garden, perfect for relaxing or entertaining guests. The incredible landscaping and the new trek doc leave no maintenance less time working more time relaxing. **Impressive Lake:** Wake up to serene lake views, and indulge in activities such as swimming, kayaking, and fishing right at your doorstep.

Despite its serene setting, the cottage is conveniently located near shops, restaurants, and local attractions. Enjoy a quiet paddle on beautiful Echo Lake or explore some of the best trails in Muskoka by sled, ATV, or dirt bike. Outdoor enthusiasts will appreciate the proximity to scenic trails and top-rated ski hills, offering year-round recreational opportunities. This Muskoka cottage is more than just a home; it's an experience. With its luxurious features, stunning surroundings, and prime location, it promises an unforgettable getaway for you and your guests. Don't miss the opportunity to own a piece of paradise.

1264 WINDERS BAY Road, Baysville, Ontario P0B 1A0

Listing

Client Full
Active / Residential

[1264 WINDERS BAY Rd Baysville](#)

Listing ID: 40595974
 Price: **\$2,999,000**



Muskoka/Lake of Bays/McLean 2.5 Storey/House



Water Body: **Echo Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	
Second	1	2	
Third	2	1	

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **2,600**
 AG Fin SF Range: **2001 to 3000**
 AG Fin SF: **2,600/Owner**
 BG Fin SF: **0**
 Tot Unfin SF: **2,600**
 DOM: **1**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,317.00/2023**

Remarks/Directions

Public Rmks: **Welcome to your dream retreat in the heart of Muskoka, where elegance meets tranquility. This high-end cottage, a licensed Short Term Rental (STR), offers an unparalleled vacation experience, a high rental rate and include built in 2021. Perfectly positioned on a majestic lake, this property is a rare gem. Interior Highlights: Two Primary Suites - Each suite is meticulously designed to provide the utmost comfort and luxury, featuring en-suite bathrooms and breathtaking views. All Amenities Included - From state-of-the-art kitchen appliances to a cozy fireplace and high-speed internet, every detail has been considered to ensure a seamless and indulgent stay. Also equipped with a Generac system. Exterior Features: Shou Sugi Ban Burnt Wood Siding - The cottage's exterior boasts exquisite Shou Sugi Ban burnt wood siding, a traditional Japanese wood finish that combines beauty with durability. Incredible Outdoor Areas: Enjoy expansive decks, a private dock, new hot tub and a beautifully landscaped garden, perfect for relaxing or entertaining guests. The incredible landscaping and the new trek doc leave no maintenance less time working more time relaxing. Impressive Lake: Wake up to serene lake views, and indulge in activities such as swimming, kayaking, and fishing right at your doorstep. Despite its serene setting, the cottage is conveniently located near shops, restaurants, and local attractions. Enjoy a quiet paddle on beautiful Echo Lake or explore some of the best trails in Muskoka by sled, ATV, or dirt bike. Outdoor enthusiasts will appreciate the proximity to scenic trails and top-rated ski hills, offering year-round recreational opportunities. This Muskoka cottage is more than just a home; it's an experience. With its luxurious features, stunning surroundings, and prime location, it promises an unforgettable getaway for you and your guests. Don't miss the opportunity to own a piece of paradise.**

Directions: **Hwy 11 to Hwy 117E just past Baysville to Winders Bay Rd on right, to #1264.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Mixed, Natural, Sandy, Shallow, Soft Bottom** Boat House:
 Shore Rd Allow: **None** Frontage: **120.00**
 Channel Name: Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Fishing, Hot Tub, Landscaped, Patio(s), Porch, Porch-Enclosed, Privacy, Private Entrance, Recreational Area, Storage Buildings, Year Round Living**
 Construct. Material: **Cedar, Wood** Foundation: **ICF** Roof: **Metal**
 Shingles Replaced: Year/Desc/Source: **2021/Completed / New, Owner/Owner** Prop Attached: **Detached**
 Property Access: **Municipal Road, Public Road, Year Round Road** Rd Acc Fee: **0-5 Years**
 Other Structures: **Shed** Winterized: **Fully Winterized**
 Garage & Parking: **Private Drive Single Wide, Visitor Parking//Gravel Driveway** Garage Spaces: **0.0**
 Parking Spaces: **8** Driveway Spaces: **8.0** Sewer: **Septic Approved**
 Services: **Cable TV Available, Cell Service, Electricity, High Speed Internet, Telephone Available**
 Water Source: **Drilled Well** Water Tmnt: **UV System** Acres Rent:
 Lot Size Area/Units: **0.577/Acres** Acres Range: **0.50-1.99** Lot Shape: **Irregular**
 Lot Front (Ft): **120.00** Lot Depth (Ft): **248.00** Land Lse Fee:
 Location: **Rural** Lot Irregularities:
 Area Influences: **Beach, Cul de Sac/Dead End, Golf, Lake/Pond, Landscaped, Quiet Area, Rec./Community Centre, School Bus Route**
 View: **Lake, Trees/Woods, Water** Retire Com: **No**
 Topography: **Dry, Partially Cleared, Sloping, Wooded/Treed** Fronting On: **South**
 Restrictions: School District: **Trillium Lakelands District School Board** Exposure: **South**
 High School: **HHS**

Interior

Interior Feat: **Air Exchanger, Bar Fridge, Built-In Appliances, Ceiling Fans, Countertop Range, Hot Tub, Skylight, Upgraded Insulation, Ventilation System, Water Heater Owned**
 Security Feat: **Monitored**
 Basement: **Partial Basement** Basement Fin: **Unfinished**
 Basement Feat: **Separate Entrance**
 Laundry Feat: **In Building, Laundry Closet, Main Level**
 Cooling: **Ductless, Energy Efficient**
 Heating: **Baseboard, Heat Pump**
 Fireplace: **1/Electric** FP Stove Op: **Yes**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler**
 Exclusions: **Fire Pit**
 Electric Age: **2021** Plumbing Age: **2021** Furnished:
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 10 PL 5 MCLEAN; LAKE OF BAYS; DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **WR** Survey: **Available, Boundary Only/ 1960**
 Assess Val/Year: **\$191,000/2024** Hold Over Days: **90**
 PIN: **481030419** Occupant Type: **Vacant**
 ROLL: **442704000604500** Deposit: **min 5%**
 Possession/Date: **Immediate/**
 Possession Rmks: **Immediate**

Brokerage Information

List Date: **06/04/2024**
 List Brokerage: **[RE/MAX Professionals North, Brokerage, Haliburton \(Maple Ave\)](#)**

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Cheryl Bolger, Salesperson
 Date Prepared: 06/05/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Rooms

Listing ID: 40595974

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom	Main	14' 4" X 13' 4"	4.37 X 4.06	
Bathroom	Main			3-Piece
Bedroom Primary	Second	14' 4" X 13' 4"	4.37 X 4.06	4-Piece
Primary Ensuite Bathroom	Second	11' 6" X 6' 0"	3.51 X 1.83	4-Piece
Bathroom	Second			4-Piece
Bedroom	Third	14' 0" X 12' 0"	4.27 X 3.66	
Bedroom	Third	14' 0" X 9' 4"	4.27 X 2.84	
Bathroom	Third	4' 0" X 4' 0"	1.22 X 1.22	2-Piece

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.

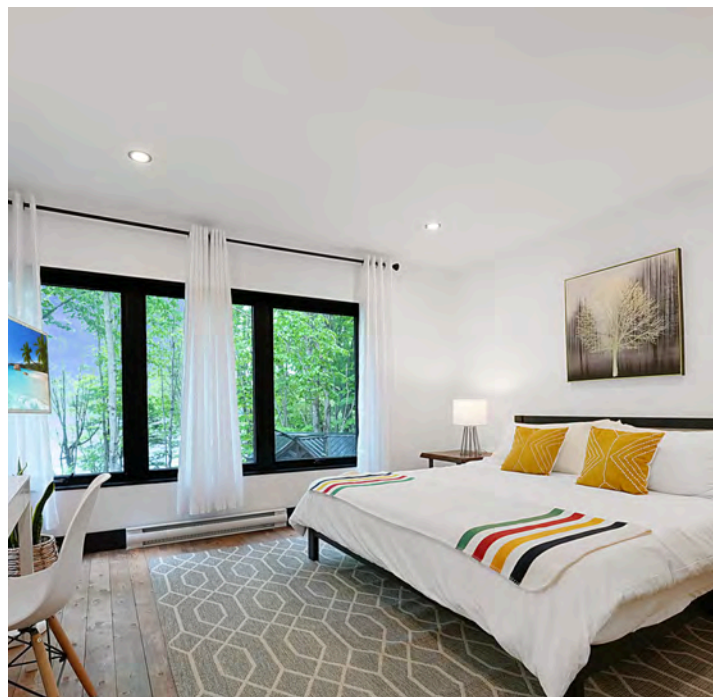
Chattels

Included

- Carbon Monoxide Detector
- Dishwasher
- Dryer
- Furniture
- Hot Tub
- Hot Tub Equipment
- Hot Water Tank Owned
- Microwave
- Range Hood
- Refrigerator
- Smoke Detector
- Stove
- Washer
- Window Coverings
- Wine Cooler

Excluded

- Personal items
- Fire pit



Seller



Buyer

Additional Information

- Hydro cost per year - Approx \$500 per month
- Propane supplier - Superior
- Propane cost per year - Minimal for generator
- Internet provider - Bell Fibe
 - Highspeed available - yes
- Cell Service - yes
- Septic last pumped - 2023
- Water treatment system - yes
- Winterized - Yes
- Age of building - 2 years
- Age of roof - 2 years
- Fully licensed and functioning AirBnB STR



100 LAKES TO EXPLORE

1012 DWIGHT BEACH RD., DWIGHT, ONTARIO P0A 1H0

EMAIL: buildinginspections@lakeofbays.on.ca

PHONE NO. (705) 635-2272

INSPECTION REPORT

Permit Number: 2019-070
Roll Number: 4427040006045000000
Owner: [REDACTED]
Owner Address: 1264 WINDERS BAY RD
Date: 02/25/2020
Time: 9:20 am

Inspection Type: Septic, Final Use
Type of Structure: Septic System
Status of Inspection: Approved

Please note the following:

6135 L concrete tank with filter
35 Sq Meter filter bed
System designed for 4 bedrooms and 2300 L daily flow
FINAL/USE PERMIT GRANTED

Inspector: Taeke Peereboom

Well Tag No. (Place sticker and/or Print Below)
A783145

Well Record

Regulation 903 Ontario Water Resources Act

Measurements recorded in: Metric Imperial

Well Owner's Information

County/District/Municipality: [Redacted]
E-mail Address: [Redacted]
Province: ON

1264 Windus Bay Rd
Muskego
NAD 83 117650999 50246108
Township: Lake of the Boys (Cinclean)
City/Town/Village: Raysville
Municipal Plan and Sublot Number: [Redacted]
Province: Ontario
Postal Code: P0B 1A0

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (m/ft)
Brown	Sand	gravel		
Black	Granite		stony bedrock	0 - 13'
Grey	Granite		bedrock	13 - 125'

Annular Space

Depth Set at (m/ft)	Type of Sealant Used (Material and Type)	Volume Placed (m³/ft³)
0 - 20	E-Z Seal Bentonite	3 bags

Results of Well Yield Testing

Time (min)	Water Level (m/ft)	Recovery (m/ft)
13'	240	
15.9	239	
18.8	239	
21.7	237	
24.6	236	
27.5	235	
38	230	
48.5	225	
59	220	
69.5	215	
80	210	
101	200	
122	190	
143	180	

Method of Construction

<input type="checkbox"/> Cable Tool	<input type="checkbox"/> Diamond	<input type="checkbox"/> Public	<input type="checkbox"/> Back used
<input type="checkbox"/> Rotary (Conventional)	<input type="checkbox"/> Jetting	<input type="checkbox"/> Domestic	<input type="checkbox"/> Generating
<input type="checkbox"/> Rotary (Reverse)	<input type="checkbox"/> Drilling	<input type="checkbox"/> Livestock	<input type="checkbox"/> Test Hole
<input type="checkbox"/> Boring	<input type="checkbox"/> Digging	<input type="checkbox"/> Impaling	<input type="checkbox"/> Monitoring
<input checked="" type="checkbox"/> Air percussion		<input type="checkbox"/> Industrial	<input type="checkbox"/> Cooling & Air Conditioning
<input type="checkbox"/> Other specify		<input type="checkbox"/> Other specify	

Construction Record - Casing

Inside Diameter (mm)	Open Hole (m/ft)	Material (Concrete, Fibreglass, Concrete, Plastic, Steel)	Well Thickness (mm)	Depth (m/ft)
6"	Steel		219	0 - 20

Construction Record - Screen

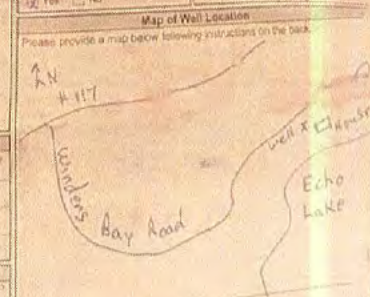
Outside Diameter (mm)	Material (Plastic, Galvanized, Steel)	Slit No.	Depth (m/ft)
N/A			

Water Details

Water found at Depth (m/ft)	Kind of Water	Kind of Water
2.60	Gas	Untested
	Other, specify	
	Gas	Untested
	Other, specify	

Well Contractor and Well Technician Information

Business Name of Well Contractor: **Unison Well Drilling**
 Business Address (Street Number/Name): **3674 Line 8 North**
 Province: **ON**
 Business E-mail Address: **Ed.dave@unisonwelldrilling.com**
 Name of Well Technician (Last Name, First Name): **Dave Unison**
 Well Contractor's License No.: **521214**
 Well Technician's License No.: **2021006130**
 Date Issued: **19/5/16**
 Signature of Technician and/or Contractor: **Dave Unison**



Comments:

Well owner's information package delivered: Yes No
 Date Package Delivered: **20210610**
 Date Work Completed: **20200610**

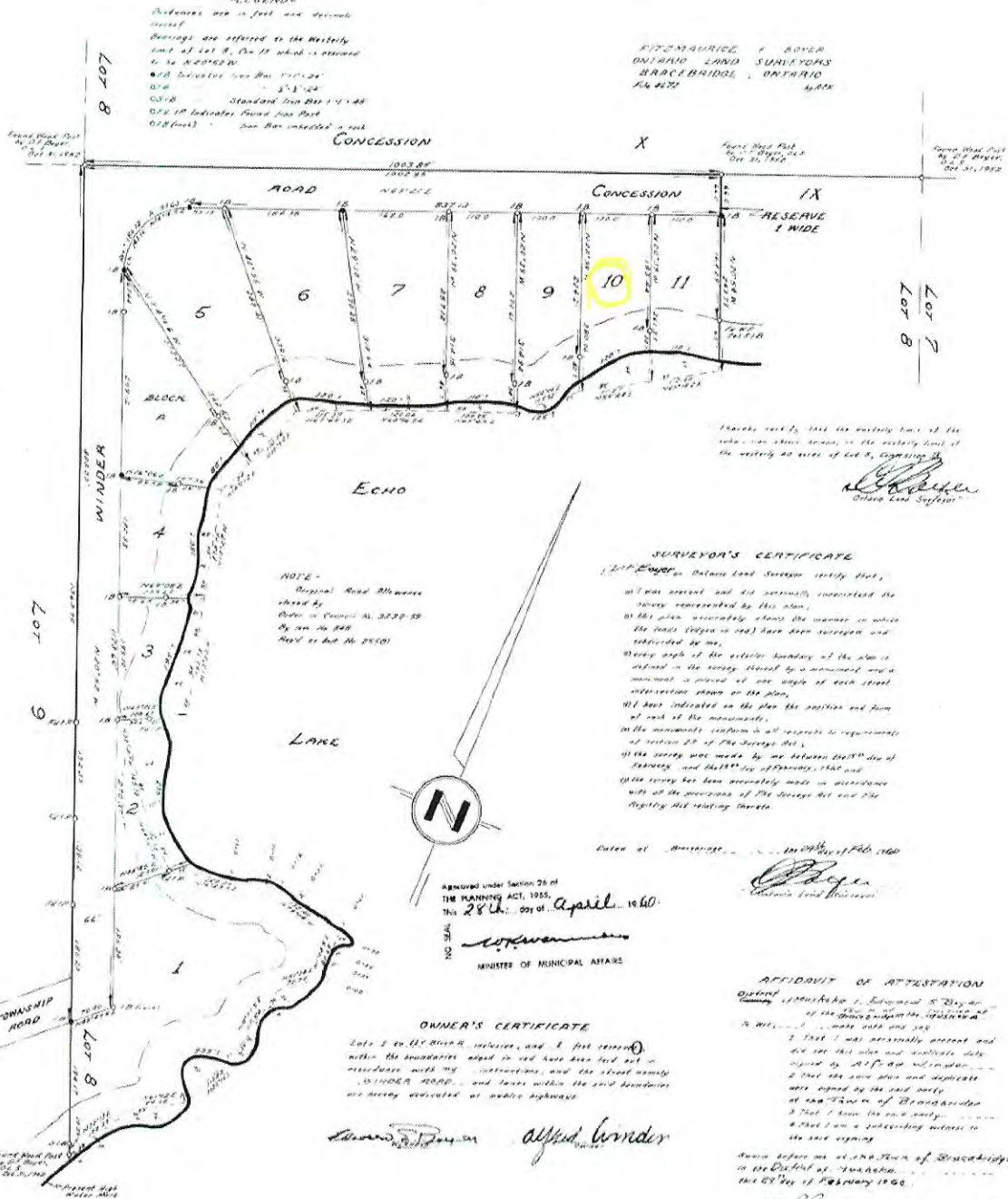
M'LEAN

PLAN 5
M'LEAN
2-1-1

PLAN OF SUBDIVISION PART OF LOT 8 CONCESSION IX AND THE ORIGINAL ROAD ALLOWANCE IN FRONT OF PART OF LOT 8 CONCESSION IX TOWNSHIP OF M'LEAN DISTRICT OF MUSKOKA SCALE - 1"=100'

LEGEND-
Distances are in feet and decimal
fractions.
Bearings are referred to the Westerly
line of Lot 8, Con. IX which is shown
to be **N 82° 52' 24" W**
and distance from the **1003.87'**
line of **Standard Iron Pipe 1 1/2" dia**
and **1000' of Indefinite Found Iron Pipe**
to the **1003.87'** line has been inserted in each
corner.

RICHMOND & BOYER
ONTARIO LAND SURVEYORS
BRACEBRIDGE, ONTARIO
No. 422



I hereby certify that the existing lines of the
road shown herein, on the westerly line of
the westerly side of Lot 8, Concession IX,
are correct.
[Signature]
Ontario Land Surveyor

SURVEYOR'S CERTIFICATE
I, *[Signature]*, Ontario Land Surveyor, certify that,
I was present and did personally supervise the
survey represented by this plan,
that the plan accurately shows the manner in which
the road (shown in red) have been surveyed and
subdivided by me,
that every angle of the existing boundary of the plan is
indicated in the survey shown by a monument and a
monument is placed at the angle of each street
intersection shown on the plan,
that I have indicated on the plan the position and form
of each of the monuments,
that the monuments conform in all respects to requirements
of section 22 of the Survey Act,
that the survey was made by me between the 15th day of
January and the 15th day of February, 1960 and
that every line has been accurately made in accordance
with all the provisions of the Survey Act and the
Regulations thereunder.

Dated at Bracebridge, Ontario, this 15th day of February, 1960.
[Signature]
Ontario Land Surveyor

Approved under Section 25 of
THE PLANNING ACT, 1955,
this 28th day of April, 1960.
[Signature]
MINISTER OF MUNICIPAL AFFAIRS

OWNER'S CERTIFICATE
Lots 1 to 11, Block 1, Division 5, District of Muskoka
with the boundaries, roads and easements shown hereon
and the street named 'WINDER ROAD' and shown within the said boundaries
are hereby dedicated as public highways.
[Signature] *[Signature]*
Edward J. Boyer
affixed Winder

ATTESTATION OF ATTESTATION
I, *[Signature]*, Ontario Land Surveyor, do hereby certify that
I was present and did personally supervise the
survey represented by this plan,
that the plan accurately shows the manner in which
the road (shown in red) have been surveyed and
subdivided by me,
that every angle of the existing boundary of the plan is
indicated in the survey shown by a monument and a
monument is placed at the angle of each street
intersection shown on the plan,
that I have indicated on the plan the position and form
of each of the monuments,
that the monuments conform in all respects to requirements
of section 22 of the Survey Act,
that the survey was made by me between the 15th day of
January and the 15th day of February, 1960 and
that every line has been accurately made in accordance
with all the provisions of the Survey Act and the
Regulations thereunder.
Dated before me at the Town of Bracebridge
in the District of Muskoka, Ontario,
this 15th day of February, 1960.
[Signature]
[Signature]



any help?