

## Property Client Full

# 1238 Star Lake Road, McMurrich/Monteith, Ontario P0A 1Y0

Listing

**1238 Star Lake Rd McMurrich/Monteith**

**Active / Residential Freehold / Detached**

**MLS®#: X11996399**

**List Price: \$375,000**



**Parry Sound/McMurrich/Monteith/McMurrich**

Tax Amt/Yr: **\$1,321.51/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **158**  
 Legal Desc: **PT LT 1 CON 11 MCMURRICH AS IN R0167777 AMENDED BY R0168007; MCURRICH/MONTEITH, DISTRICT OF PARRY SOUND**

Style: **Bungalow** Rooms Rooms+: **5+0**  
 Fractional Ownership: **No** BR BR+: **2(2+0)**  
 Assignment: **No** Baths (F+H): **1(0+1)**  
 Link: **No** SF Range: **< 700**  
 Storeys: **1.0** SF Source:  
 Lot Irreg: Lot Acres: **50 - 99.99**  
 Lot Front: **1,058.80** Fronting On: **N**  
 Lot Depth: **3,270.22**  
 Lot Size Code: **Feet**  
 Zoning: **Rural and Environmentally Protected**  
 Dir/Cross St: **HIGHWAY 518 W**

PIN #: **90** ARN #: **491201000301800** Contact After Exp: **No**  
 Holdover: **90** Possession Date: **2025-03-01**

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Utilities: <b>Hydro</b>
Fam Rm: <b>No</b>	Drive: <b>Circular</b>	Water: <b>None</b>
Basement: <b>No/None</b>	Garage: <b>No</b>	Water Supply: <b>None</b>
Fireplace/Stv: <b>No</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Interior Feat: <b>None</b>	Drive Pk Spcs: <b>10.00</b>	Waterfront Feat:
Heat: <b>Other Fuel, Other</b>	Tot Pk Spcs: <b>10.00</b>	Waterfront Struc:
A/C: <b>No/None</b>	Pool: <b>None</b>	Well Capacity:
Central Vac: <b>No</b>	Room Size:	Well Depth:
Apx Age: <b>51-99</b>	Rural Services:	Sewers: <b>None</b>
Property Feat: <b>Wooded/Treed</b>	Security Feat:	Special Desig: <b>Other</b>
Exterior Feat: <b>Privacy, Recreational Area</b>		Farm Features:
Roof: <b>Metal</b>		Winterized: <b>No</b>
Foundation: <b>Piers</b>		
Soil Type:		
Lease To Own Items: <b>None</b>		
Waterfront Y/N: <b>No</b>	Waterfront: <b>None</b>	Waterfront Frontage (M):
Water Struct:	Easements/Restr: <b>Environmentally Protected</b>	HST App To SP: <b>Included In</b>
Under Contract:	Dev Charges Paid: <b>No</b>	Lot Size Source: <b>GeoWarehouse</b>
View: <b>Trees/Woods</b>	Lot Shape: <b>Rectangular</b>	

**Remarks/Directions**

Client Rmks: **Escape to your private 79 acre paradise! Featuring a three season cabin, it provides an ideal retreat for nature lovers, hunters or a place to lay your head as you build a permanent residence. This stunning property offers year-round road access and is perfect for building your dream home, hunting, camping, or enjoying endless recreational activities. With ample space and natural beauty, this piece of land provides the ultimate outdoor lifestyle. Whether you're looking for a serene retreat or an adventure-filled getaway, this property has it all. Use the existing three season dwelling Don't miss the opportunity to own your own slice of heaven!**

Listing Contracted With: **Royal LePage Lakes Of Muskoka Realty 705-789-9677**

**Prepared By: NANCY CARR, REALTOR Salesperson**

**Date Prepared: 08/08/2025**

Rooms

**MLS®#: X11996399**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bedroom	Main	4.75 M X 2.25 M	15.58 Ft x 7.38 Ft		
Kitchen	Main	4.84 M X 3.47 M	15.87 Ft x 11.38 Ft		
Bedroom	Main	3.66 M X 2.29 M	12.00 Ft x 7.51 Ft		
Other	Main	2.29 M X 2.32 M	7.51 Ft x 7.61 Ft		
Foyer	Main	2.38 M X 2.32 M	7.80 Ft x 7.61 Ft		
Bathroom	Ground			2	