

Property Client Full

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

Listing

1238 Star Lake Rd McMurrich/Monteith

Active / Residential Freehold / Detached

MLS®#: **X12446275**

List Price: **\$349,900**

New Listing



Parry Sound/McMurrich/Monteith/McMurrich

Tax Amt/Yr: **\$1,321.51/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
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: **LBO Provided**
Lot Irreg: **No** Lot Acres: **50 - 99.99**
Lot Front: **1,058.80** Fronting On:
Lot Depth: **3,270.22**
Lot Size Code: **Feet**
Zoning: **Rural and Environmentally Protected**
Dir/Cross St: **HIGHWAY 518 W**

PIN #: **521680379** ARN #: **491201000301800** Contact After Exp: **No**
Holdover: **90**
Possession: **2025-10-31**

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

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!**

Inclusions: **Everything as seen**

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

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

Date Prepared: **10/06/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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				

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