



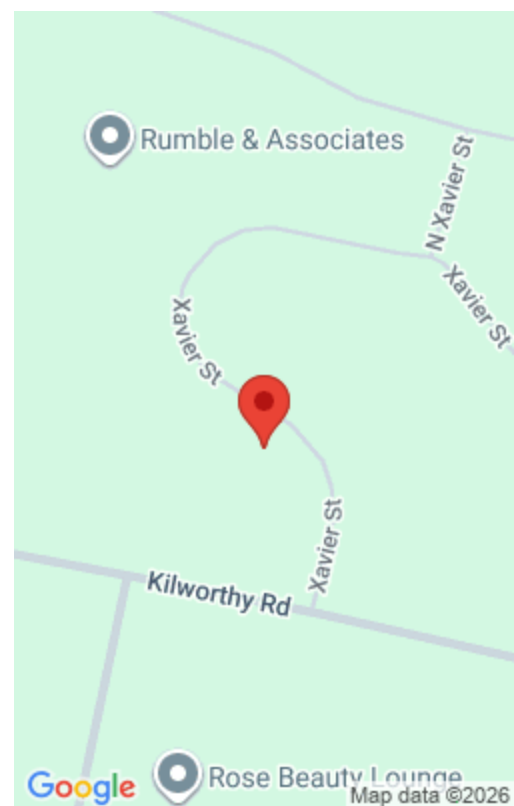
1104 XAVIER ST, GRAVENHURST, ON P0E 1G0, CANADA

<https://www.gtarealestates.com>

Welcome to this exceptional Muskoka retreat offering a rare blend of luxury, privacy, and resort-style living on an expansive 1+ acre estate lot, with a total of 3,286 sq ft of finished living space. Step outside to your private backyard oasis featuring a heated saltwater pool, extensive stone landscaping, cabana, firepit, and a covered composite...

\$1,495,000

- 5 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft





Rooms & Units Descr



RoomType1: Bedroom 5
RoomLength1: 3.53
RoomDimensions1: 3.53 m X 3.04 m
RoomLevel2: Lower level
RoomWidth2: 2.56
RoomType3: Bathroom
RoomLength3: 2.71
RoomDimensions3: 2.71 m X 1.77 m
RoomLevel4: Lower level
RoomWidth4: 6.19
RoomType5: Bedroom 4
RoomLength5: 3.53
RoomDimensions5: 3.53 m X 3.04 m
RoomLevel6: Main level
RoomWidth6: 4.48
RoomType7: Living room
RoomLength7: 5.24
RoomDimensions7: 5.24 m X 3.96 m
RoomLevel8: Main level
RoomWidth8: 3.51
RoomType9: Primary Bedroom
RoomLength9: 4.85
RoomDimensions9: 4.85 m X 3.69 m
RoomLevel10: Main level
RoomWidth10: 2.71
RoomType11: Bedroom 2
RoomLength11: 3.51
RoomDimensions11: 3.51 m X 3.23 m
RoomLevel12: Main level
RoomWidth12: 3.51
RoomType13: Bathroom
RoomLength13: 2.71
RoomDimensions13: 2.71 m X 1.77 m

RoomLevel1: Lower level
RoomWidth1: 3.04
RoomType2: Office
RoomLength2: 4.26
RoomDimensions2: 4.26 m X 2.56 m
RoomLevel3: Lower level
RoomWidth3: 1.77
RoomType4: Recreational, Games room
RoomLength4: 9.78
RoomDimensions4: 9.78 m X 6.19 m
RoomLevel5: Lower level
RoomWidth5: 3.04
RoomType6: Dining room
RoomLength6: 3.81
RoomDimensions6: 3.81 m X 4.48 m
RoomLevel7: Main level
RoomWidth7: 3.96
RoomType8: Kitchen
RoomLength8: 5.24
RoomDimensions8: 5.24 m X 3.51 m
RoomLevel9: Main level
RoomWidth9: 3.69
RoomType10: Bathroom
RoomLength10: 3.2
RoomDimensions10: 3.2 m X 2.71 m
RoomLevel11: Main level
RoomWidth11: 3.23
RoomType12: Bedroom 3
RoomLength12: 3.63
RoomDimensions12: 3.63 m X 3.51 m
RoomLevel13: Main level
RoomWidth13: 1.77



Location Details

City: Gravenhurst (Morrison)

Province: Ontario

Property Details

SubdivisionName: Morrison

Levels: 1

FrontageLength: 134 ft

ArchitecturalStyle: Bungalow

Stories: 1

Property Features

LotFeatures: Landscaped,Lawn sprinkler

Heating: Forced air,Heat Pump,

CoolingYN: True

ParkingTotal: 15

GarageYN: True

CarportYN: False

PoolYN: True

ViewYN: False

Sewer: Septic System

Flooring: Vinyl

HeatingFuel: ,,Propane

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: True

FireplacesTotal: 2

PoolFeatures: Salt Water Pool

WaterfrontYN: False

Courtesy of

OfficeName: CENTURY 21 LEADING EDGE REALTY INC.

Office ID: 257961

ListAOR: Toronto Regional Real Estate Board

Building Details



ParkingTotal: 15

Heating: Forced air, Heat Pump,

ArchitecturalStyle: Bungalow

Sewer: Septic System

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

Total Fireplaces: 2

OpenParkingYN: No

GarageYN: Yes

PoolYN: Yes

Cooling: Central air conditioning

PoolFeatures: Salt Water Pool

