



The Muskoka





A Childhood Dream Come True.

Growing up, I watched my classmates enjoy weekends at cottages—a lifestyle I deeply aspired to. When I discovered this land a half decade ago, I saw immense potential that simply needed vision and determination – both for creating beautiful escapes and for building lasting value. Securing zoning for prime waterfront locations is challenging, but through steadfast effort, we're creating something truly remarkable and inherently valuable. With The Muskoka, I aim to provide the getaway I wished for as a child, ensuring your forever escape in Muskoka can also be a sound investment for your future.

Muskoka Development Co.

Your Journey to Muskoka

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A photograph of a dirt path winding through a dense forest. Sunlight filters through the trees, creating a dappled light effect on the path and foliage. The trees are mostly green, with some yellowing leaves visible, suggesting early autumn. The path leads from the foreground into the distance, where it slightly curves to the right.

Your
Everlasting
Sanctuary

That Builds a
Legacy



Port Severn: Your Closest Muskoka Getaway

Discover the beauty of Muskoka with exceptional ease. Situated in Port Severn, The Muskoka boasts the shortest drive from the GTA compared to other sought-after cottage destinations, meaning more time enjoying your escape and less time traveling.

- | | | | |
|---|------------------------------|---|-------------------------------------|
| 1 | Orillia
30 Minutes | 5 | Toronto
85 Minutes |
| 2 | Barrie
40 Minutes | 6 | Mississauga
90 Minutes |
| 3 | Oshawa
110 Minutes | 7 | Guelph
118 Minutes |
| 4 | Vaughan
70 Minutes | 8 | Niagara Falls
130 Minutes |



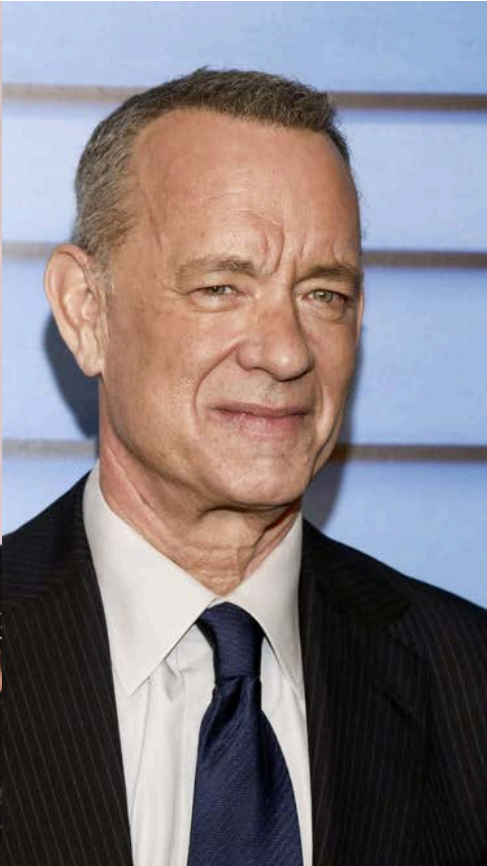
When The Stars Align,

Welcoming over 2.1 million visitors annually, Muskoka is a beloved vacation destination and cherished second home for those seeking respite, including numerous celebrities. Here are a few who escape to Muskoka to unplug and unwind.



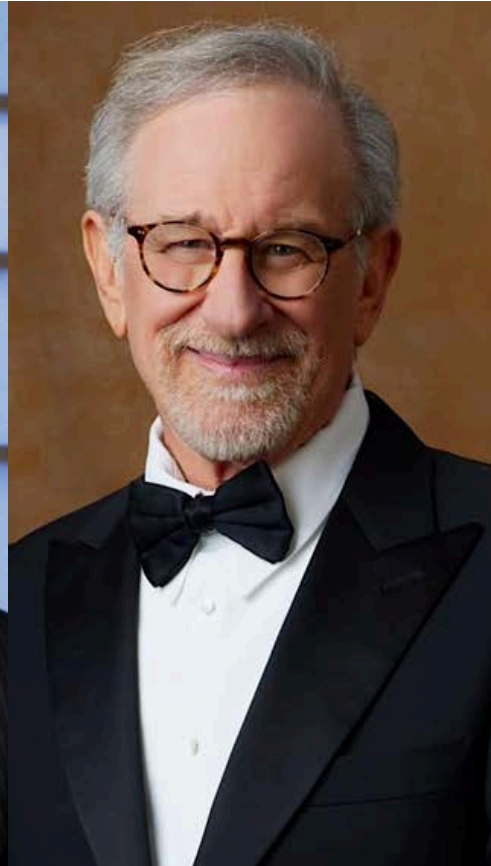
Hailey Bieber

Model & Entrepreneur



Tom Hanks

Actor



Steven Spielberg

Director



Victoria Beckham

Fashion Designer & Singer

They Choose Muskoka



Keanu Reeves

Actor



Simu Liu

Actor



Kate Hudson

Actor & Singer



Shaquille O'Neal

Former Basketball Player

The Gateway & Beyond

This southernmost point of Muskoka is renowned for its picturesque landscapes, pristine lakes, and charming small-town feel. Port Severn boasts a variety of entertainment options, presenting grand living from dining and shopping to hiking and swimming.

Oak Bay Golf Club

Enjoy a challenging, beautifully designed course set against the stunning backdrop of Georgian Bay, perfect for golf enthusiasts seeking both sport and scenery.



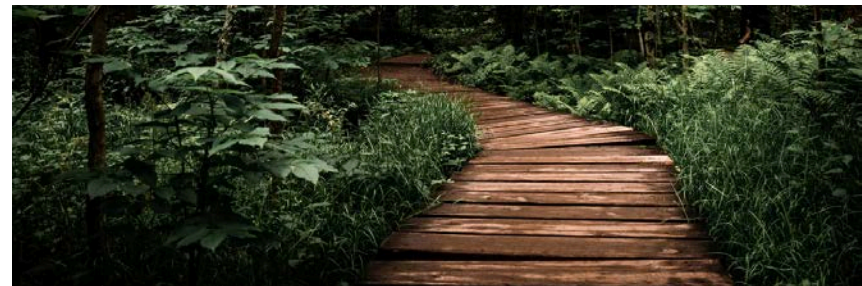
Six Mile Lake

Immerse yourself in Muskoka's natural beauty with opportunities for camping, hiking, and water activities in a serene and picturesque park setting.



Wye Marsh Wildlife Centre

Discover scenic boardwalk trails and abundant wildlife throughout the year, a peaceful outdoor haven for nature enthusiasts.





Marinas

For boating enthusiasts, Port Severn is a true paradise, offering marinas with seamless access to the Trent-Severn Waterway and Georgian Bay, along with full docking, rental, and service amenities



Mount St. Louis Moonstone

A short hour's drive north of Toronto brings you to one of Ontario's top ski resorts, featuring 36 slopes catering to all skiing and snowboarding abilities.



Lighthouse 45 Restaurant

Indulge in fine dining with captivating Trent-Severn Waterway views, enhanced by live entertainment, breathtaking sunsets, and the convenience of boater docking (VHF Channel 68).



Casino Rama Resort

Ontario's top gaming and entertainment spot with 2,200+ slots, 60+ tables, 8 restaurants, a 5,000-seat entertainment centre, and a 300-room hotel with spa facilities.

Four Seasons of Play—

Some
places are
worth
visiting
again. This
one's worth
keeping.

Spring



As the forest floor awakens and the ice gives way, spring invites quiet hikes, early paddles on still waters, and the simple pleasure of that first warm coffee by the dock. It's a time for renewal, gentle reflection, and rediscovering nature's calm.

Summer



From the tranquil glow of dockside sunrises to starlit evenings around the fire, summer at the lake unfolds in sun-soaked days cruising hidden bays by boat, leisurely afternoons on the water, backyard BBQs with loved ones, and shared moments that become timeless memories.

and Profit

Fall



As the trees ignite in gold and crimson and the air sharpens with a crisp edge, every trail transforms into a postcard. Indoors, it's comforting meals, soft throws, and slow mornings as the world outside slips quietly away.

Winter



Under a blanket of snow that transforms the landscape into a pristine playground for winter activities, the crackling fire inside creates a haven for warm drinks, unhurried mornings, quiet walks, and evenings that become your own secluded retreat.

With short-term rental approval*, it can work for you, season after season.

Welcome to The Muskoka



22 Lakehouses



Low Traffic



Turnkey Short-Term Rental



4.6 Acres



On The Water



Native Tree Buffer

The Masterplan



- The Rosseau
- The Midland
- The Huntsville
- The Bracebridge
- The Georgian
- The Severn

With direct access to Georgian Bay, twenty-two modern lakehouses fit right into a calm escape at the water's edge. At The Muskoka, every day offers ease, from invigorating sunrise paddles to cozy, starlit campfires—letting you unwind, explore, and simply belong. Made for connection, this setting beautifully encourages spontaneous moments and cherished memories you'll share.

Choose Your Retreat



The Rosseau

Beds	4
Baths	4.5
Interior SQ FT	1751
Total SQ FT	2255
Price	\$ 999,900



The Bracebridge

Beds	4
Baths	4.5
Interior SQ FT	1757
Total SQ FT	2721
Price	\$ 999,900



The Huntsville

Beds	4
Baths	4.5
Interior SQ FT	1871
Total SQ FT	2715
Price	\$ 1,049,900

1. Lots may be subject to a premium. Please refer to the Lot Details page for information on applicable premiums and units.

2. Boat slips are available for purchase.

3. Please note that the renderings are artistic representations. Each floor plan will be customized, with exterior elevations subject to variance, creating a truly one-of-a-kind home.

Build Your Legacy



The Georgian

Beds	5
Baths	5.5
Interior SQ FT	1974
Total SQ FT	2504
Price	\$ 1,099,900



The Midland

Beds	6
Baths	6.5
Interior SQ FT	2225
Total SQ FT	2749
Price	\$ 1,199,900



The Severn

Beds	5
Baths	5.5
Interior SQ FT	1954
Total SQ FT	2328
Price	\$ 1,349,900

The Rosseau

\$999,900

Bedrooms	4	Interior SQ FT	1751
Bathrooms	4.5	Exterior SQ FT	504
Garage	Optional	Total SQ FT	2255

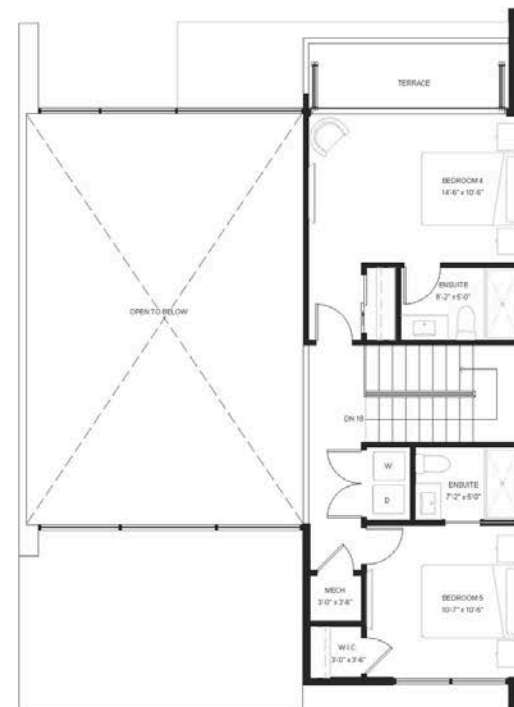
Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Rousseau

\$999,900

Bedrooms	4	Interior SQ FT	1751
Bathrooms	4.5	Exterior SQ FT	504
Garage	Optional	Total SQ FT	2255

Rear Exterior Elevation



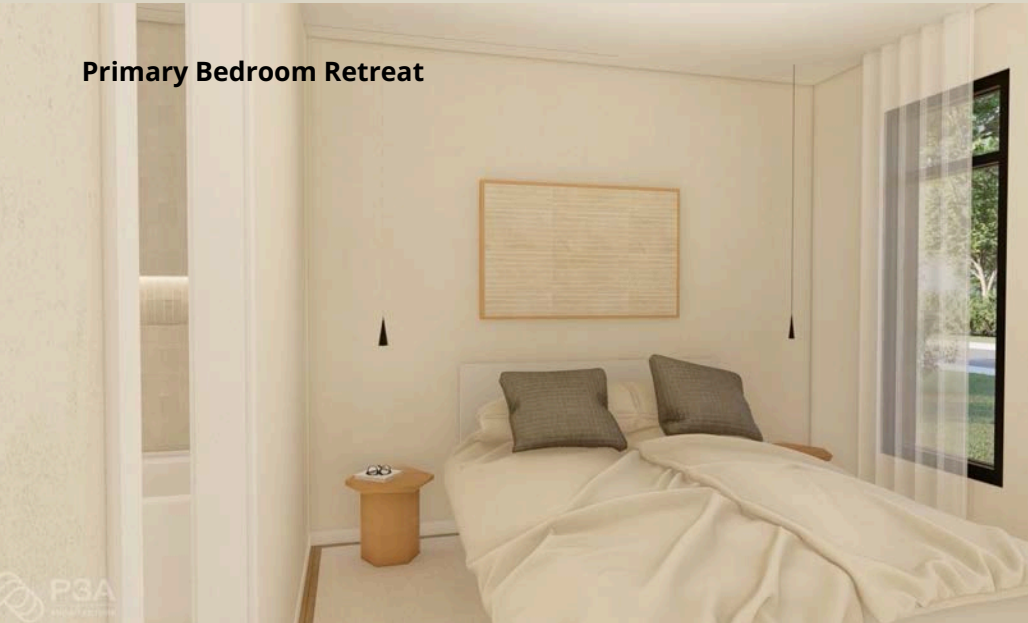
Family Room & Feature Staircase



Kitchen Island



Primary Bedroom Retreat



Open-Concept Kitchen & Dining



Lakeside Terrace & Landscape



Spa-Inspired Ensuite Bathroom



The Bracebridge

\$999,900

Bedrooms	4	Interior SQ FT	1757
Bathrooms	4.5	Exterior SQ FT	964
Garage	Optional	Total SQ FT	2721

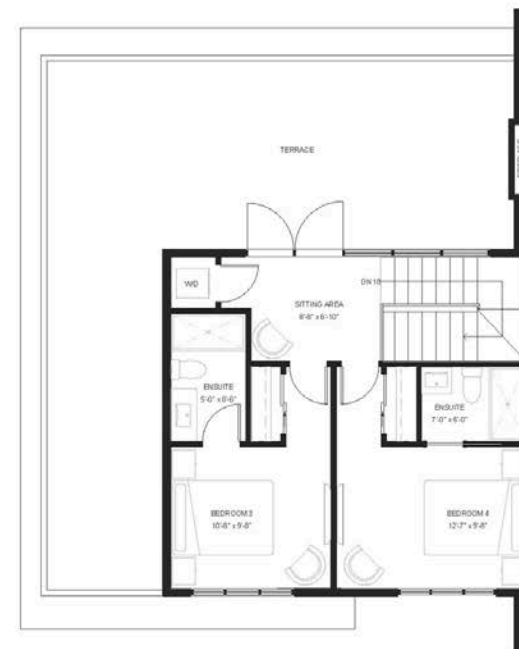
Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Bracebridge

\$999,900

Bedrooms	4	Interior SQ FT	1757
Bathrooms	4.5	Exterior SQ FT	964
Garage	Optional	Total SQ FT	2721

Rear Exterior Elevation



Dining Room & Kitchen



Family Room & Exterior



Primary Bedroom Retreat



Lakeside Terrace



Lakeside Terrace & Landscape



Spa-Inspired Ensuite Bathroom



The Huntsville

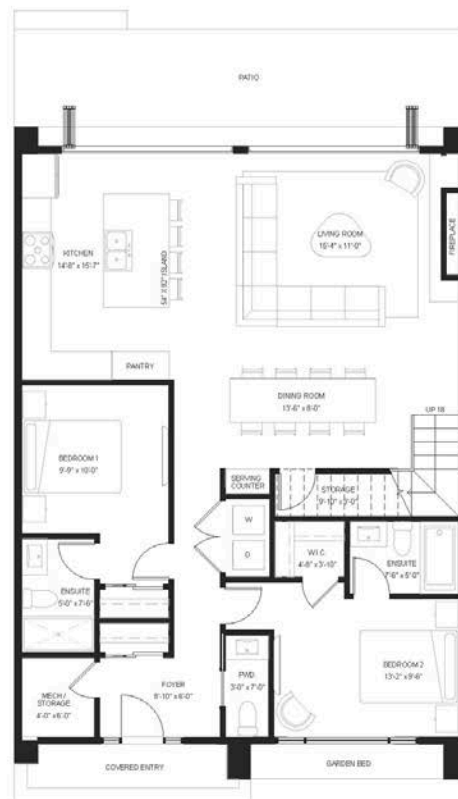
\$1,049,900

Bedrooms	4	Interior SQ FT	1871
Bathrooms	4.5	Exterior SQ FT	844
Garage	Optional	Total SQ FT	2715

Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Huntsville

\$1,049,900

Bedrooms	4	Interior SQ FT	1871
Bathrooms	4.5	Exterior SQ FT	844
Garage	Optional	Total SQ FT	2715

Rear Exterior Elevation



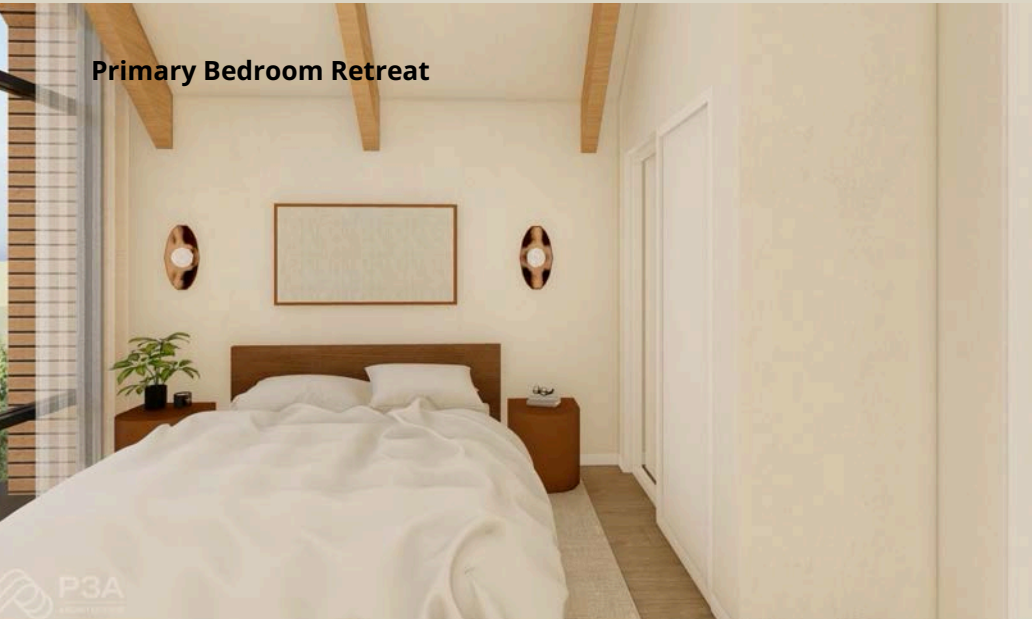
Family Room & Exterior View



Kitchen & Island



Primary Bedroom Retreat



Living Room



Lakeside Terrace



Spa-Inspired Ensuite Bathroom



The Georgian

\$1,099,900

Bedrooms	5	Interior SQ FT	1974
Bathrooms	5.5	Exterior SQ FT	530
Garage	Optional	Total SQ FT	2504

Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Georgian

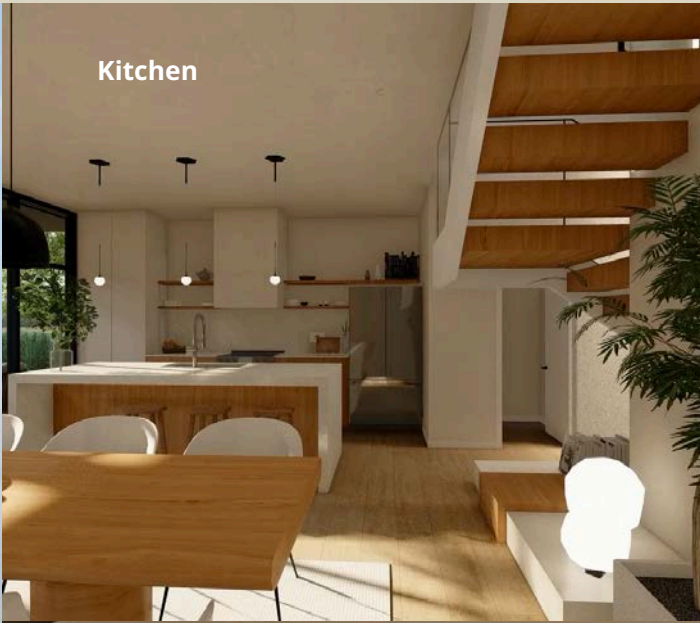
\$1,099,900

Bedrooms	5	Interior SQ FT	1974
Bathrooms	5.5	Exterior SQ FT	530
Garage	Optional	Total SQ FT	2504

Rear Exterior Elevation



Kitchen



Kitchen & Feature Staircase



Primary Bedroom Retreat



Living Room



Lakeside Terrace & Landscape



Spa-Inspired Ensuite Bathroom



The Midland

\$1,199,900

Bedrooms	6	Interior SQ FT	2225
Bathrooms	6.5	Exterior SQ FT	524
Garage	Optional	Total SQ FT	2749

Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Midland

\$1,199,900

Bedrooms	6	Interior SQ FT	2225
Bathrooms	6.5	Exterior SQ FT	524
Garage	Optional	Total SQ FT	2749

Rear Exterior Elevation



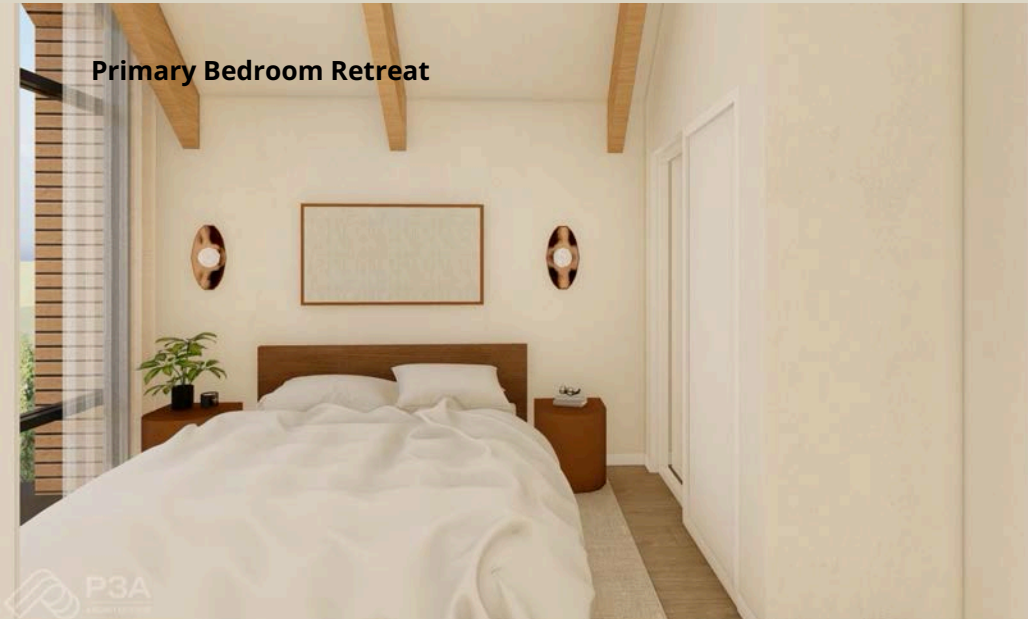
Family Room & Exterior



Kitchen Island



Primary Bedroom Retreat



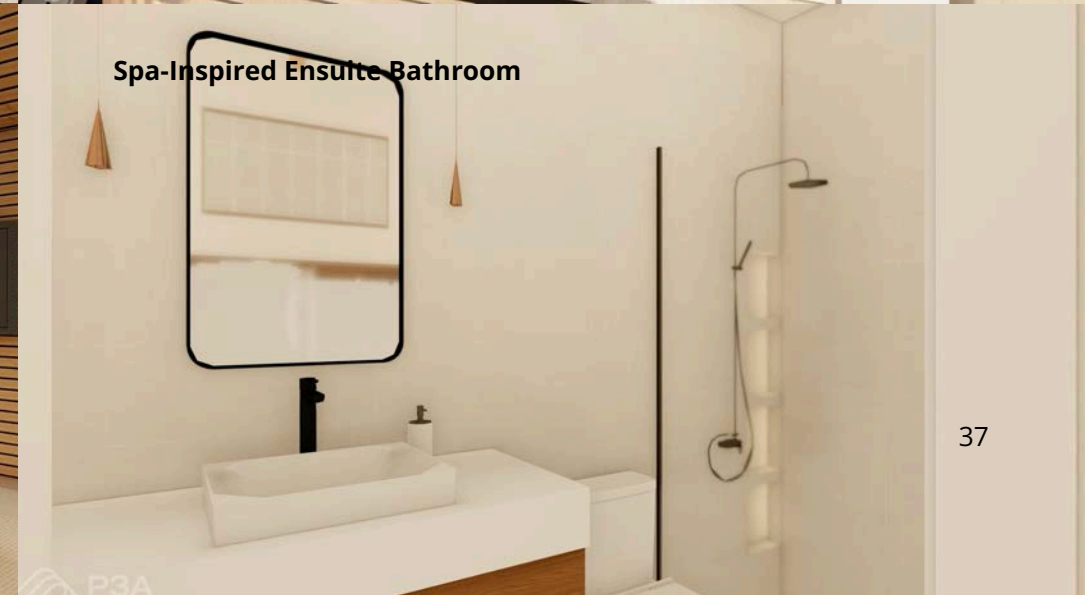
Living Room



Lakeside Terrace & Landscape



Spa-Inspired Ensuite Bathroom



The Severn

\$1,349,900

Bedrooms	5	Interior SQ FT	1954
Bathrooms	5.5	Exterior SQ FT	374
Garage	Optional	Total SQ FT	2328

Front Exterior Elevation



More Photos →



GROUND FLOOR



SECOND FLOOR

The Severn

\$1,349,900

Bedrooms	5	Interior SQ FT	1954
Bathrooms	5.5	Exterior SQ FT	374
Garage	Optional	Total SQ FT	2328

Rear Exterior Elevation



Family Room



Kitchen



Primary Bedroom Retreat



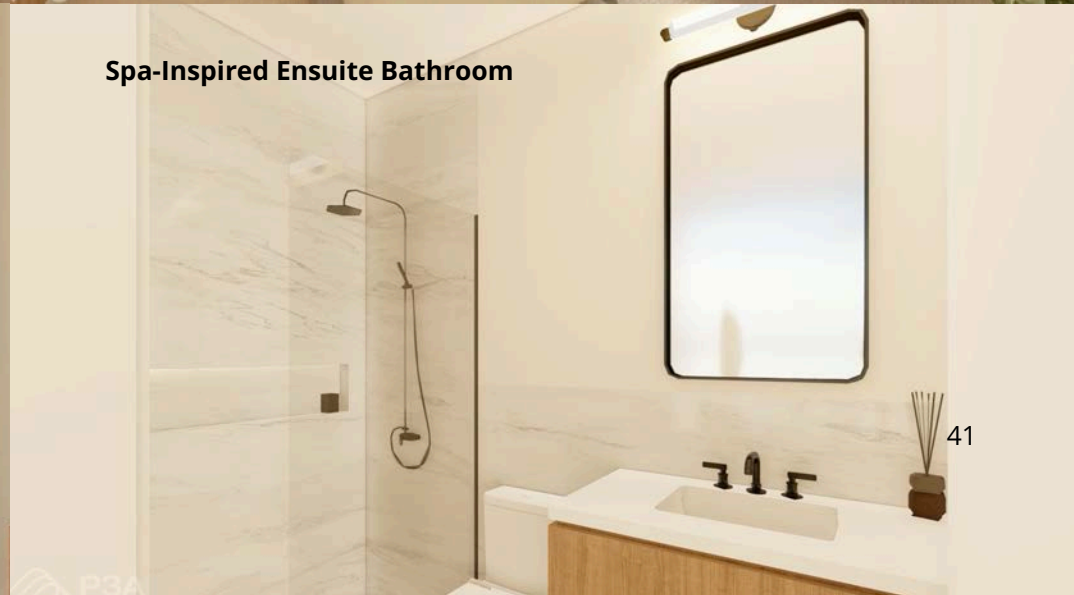
Living Room & Exterior



Lakeside Terrace & Landscape



Spa-Inspired Ensuite Bathroom



Lots & Premiums

Secure one of only 22 available lots and seize this unparalleled opportunity in Port Severn. Lot premiums vary up to \$125,000 (found on the following page), allowing you to discover prime waterfront lots with dock access and unobstructed lake views, or choose from mid-tier and interior lots offering a compelling balance of privacy and stunning scenery.

Every generous lot exceeds 6,000 sq ft and includes access to a curated portfolio of eligible cottage designs. This empowers you to select the perfect layout, tailored to your lifestyle, investment aspirations, or family requirements. Consult the map and premiums to pinpoint your ideal site, then choose the cottage design that will manifest your Muskoka dream.



Lots & Premiums

Lot	Premium
1	\$ 75,000
2	\$ 75,000
3	\$ 90,000
4	\$ 90,000
5	\$ 110,000
6	\$ 110,000
7	\$ 125,000
8	\$ 125,000
9	\$ 135,000
10	\$ 135,000
11	\$ 150,000

Lot	Premium
12	\$ 150,000
13	\$ 175,000
14	\$ 110,000
15	\$ 110,000
16	\$ 95,000
17	\$ 85,000
18	\$ 75,000
19	\$ 75,000
20	\$ 75,000
21	\$ 75,000
22	\$ 150,000



Crafted for Perfect Comfort

Every Muskoka Lake House is thoughtfully designed for lasting comfort, timeless style, and effortless connection to the outdoors. From durable exteriors to curated interiors, each detail complements the beauty of the region.

CUSTOM QUALITY CONSTRUCTION

- Private boat slip plus dockside facilities just steps from every cottage.
- Strict architectural and colour controls ensure a harmonious streetscape.
- Quality siding with side-gable and gable-end detailing (per plan).
- Steep roof pitches accent each elevation.
- Walk-out balconies (where grade permits) capture panoramic Georgian Bay views.
- Low-E, semi-maintenance-free vinyl casement windows with full screens; all doors and windows are caulked.
- Decorative columns, railings, and covered front porches for weather-protected entry.
- Reinforced concrete garage floor with grade beams; premium raised sectional steel garage door with lights (model-specific).
- Self-sealing, high-grade asphalt shingles with full ice-and-water shield.
- 2 × 6 exterior wall construction, engineered wood floor joists, tongue-and-groove subfloors (screwed & glued).

- Full insulation system: fibreglass or mineral-wool batts plus energy-efficient spray foam where required; spray foam seals all window and door perimeters.
- Maintenance-free aluminium fascia, eavestroughs, and downspouts in architecturally approved colours.
- Elegant insulated front entry door.
- Professionally landscaped front and rear yards.

LUXURIOUS INTERIORS

- 9-ft ceilings on main level.
- All interior walls, doors, and trim painted white.
- Privacy locks on primary-ensuite, powder-room, and main-bath doors.
- Colonial-profile baseboards and casings.
- Porcelain floor tile in all bathrooms and finished laundry areas (designer selections).
- Engineered laminate flooring on main level (designer selections).
- Broadloom carpeting in all bedrooms (designer selections).

CAPTIVATING GOURMET KITCHENS

- Designer kitchen cabinetry (multiple door styles/wood species) with laminate countertops (designer selections).
- Under-counter opening for dishwasher with electrical and plumbing rough-ins.

LUXURIOUS BATHROOMS

- Vanity cabinetry with laminate tops and white sinks (designer selections).
- Pressure-balanced valves in all showers.
- Full-width mirrors at every vanity.
- Chrome single-lever faucets; water-efficient fixtures.
- Exterior-vented exhaust fan on its own switch. A wall-mounted strip light over mirror.
- Formica countertops throughout kitchen and vanities (as per plan).

LAUNDRY AREA

- Single laundry tub (location per plan).
- Porcelain tile floor (designer selections).
- Hot/cold taps for washer, heavy-duty wiring and exterior vent for dryer.

Crafted for Serene Living

MECHANICAL, ELECTRICAL & GAS

- 100-amp service with circuit breakers.
- Builder-selected ceiling fixtures to foyer, bedrooms, and dining room.
- White Decora switches and receptacles; living-room switch-controlled outlet (per plan).
- Rough-In for high-efficiency forced-air furnace, HRV, and central air-conditioning.
- High efficiency gas operated power vented hot water tank supplied on a rental basis.

GENERAL FEATURES & WARRANTIES

The Tarion Warranty Program offers:

- Seven (7) Year protection on structural defects.*
 - Two (2) Year protection on mechanicals and materials including electrical, plumbing, heating and distribution systems, all exterior cladding, windows and doors *
 - One (1) Year protection on workmanship and material defects.*
- The Vendor shall provide all warranties offered by its reputable component suppliers

- For roofing, hardware, electrical, plumbing, heating, cooling and mechanical systems, including other key elements, as applicable.
- The Purchaser acknowledges that any features, materials or decorations contained in the Vendor's sales office, marketing materials, artist renderings or model homes may include features, decorations, fixtures and chattels that are not intended to be included in the dwelling and such features, decorations, fixtures and chattels shall not be included in the dwelling or under this Agreement unless expressly provided for herein or in any schedules forming part of the Agreement.
- The Purchaser agrees that all colours and materials referred to herein are to be selected from the Vendor's Designer Samples. Should substitution of any colour or material selections specifically chosen by the Purchaser become necessary, the Purchaser will re-select such substitute material from the Vendor's standard samples.
- The Purchaser acknowledges that the specifications and finishes in home(s) located at the Vendor's other projects may differ from the specifications in the model homes and new homes being purchased at the project that is the subject of this Agreement. The Vendor reserves the right to substitute materials with that of equal or better quality.
- Optional upgrade finishes and extra features will be available for additional cost at the time of colour selection.
- All references to sizes, measurements, materials, construction styles, trade/brand/industry names or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. All references to features and finishes are as per applicable plan, model type or elevation, and each item may not be applicable to every home. Locations of features and finishes are as per plan or at the Vendor's sole discretion.
- Ceiling height may not be as outlined in the features and finishes list in some areas due to mechanical, electrical, plumbing or structural requirements. As a result, some ceiling areas on each level may be lowered in order to accommodate those requirements. Some areas may be subjected to the use of bulkheads, boxes, archways or beams and Purchaser agrees to unconditionally accept any and all of the required bulkheads, boxes, archways or beams. Selection of all features and finishes where the purchaser is given the option to select the style and/or colour, shall be made from the Vendor's predetermined standard selections.

Let The Lake Pay You

Unlock the Investment Potential of Your Muskoka Retreat

Imagine owning a stunning lakeside retreat in Muskoka—a place to create lasting memories with family and friends. Now, imagine that same property generating income when not in use. At *The Muskoka*, this vision becomes reality. With a prime location and turnkey management, we take care of your short-term rentals from start to finish.

Hassle-Free Short-Term Hosting

We manage pricing, listings, guest vetting, greetings, cleaning, and maintenance for short-term stays. Your dashboard shows all bookings and payouts—no effort is needed from you.

Maximize Your Return

Short-term rental revenue can offset your mortgage, taxes, and upkeep, but also generate positive cash flow.

Four-Season Demand

Muskoka draws year-round travellers—families making summer memories, leaf-seekers chasing fall colour, winter slope-chasers, and spring anglers. High demand keeps nightly rates strong.

Your Home Your Way

Use your cottage when it matters most, whether that's long weekends, holidays, or spontaneous escapes. Block off personal dates with ease, then let our team fill in the gaps with high-earning stays.

Let The Lake Pay You

What a Few Weeks Can Do

You don't have to rent all year to make it worthwhile. Just a few booked weeks—especially during peak seasons—can offset costs and keep your calendar free for what matters.

\$2,600

Per Week

@ 55% Occupancy, \$650 / day

\$10,400

Per Month

@ 55% Occupancy, \$650 / day

\$130,650

Per Year

@ 55% Occupancy, \$650 / day

\$61,420

In Summer

@ ~80% Occupancy, \$830 / day

\$ 27,500

In Shoulder Season

@ 55% Occupancy, \$550 / day

\$12,000

In Winter

@ ~30% Occupancy, \$400 / day



Your Future in The Muskoka

Sample 10-Year Forecast

Modelled On

The Rosseau
Unit

\$650
Avg. Daily Rate

20%
Management Fee

3%
Appreciation Rate

55%
Exp. Occupancy

20%
Downpayment

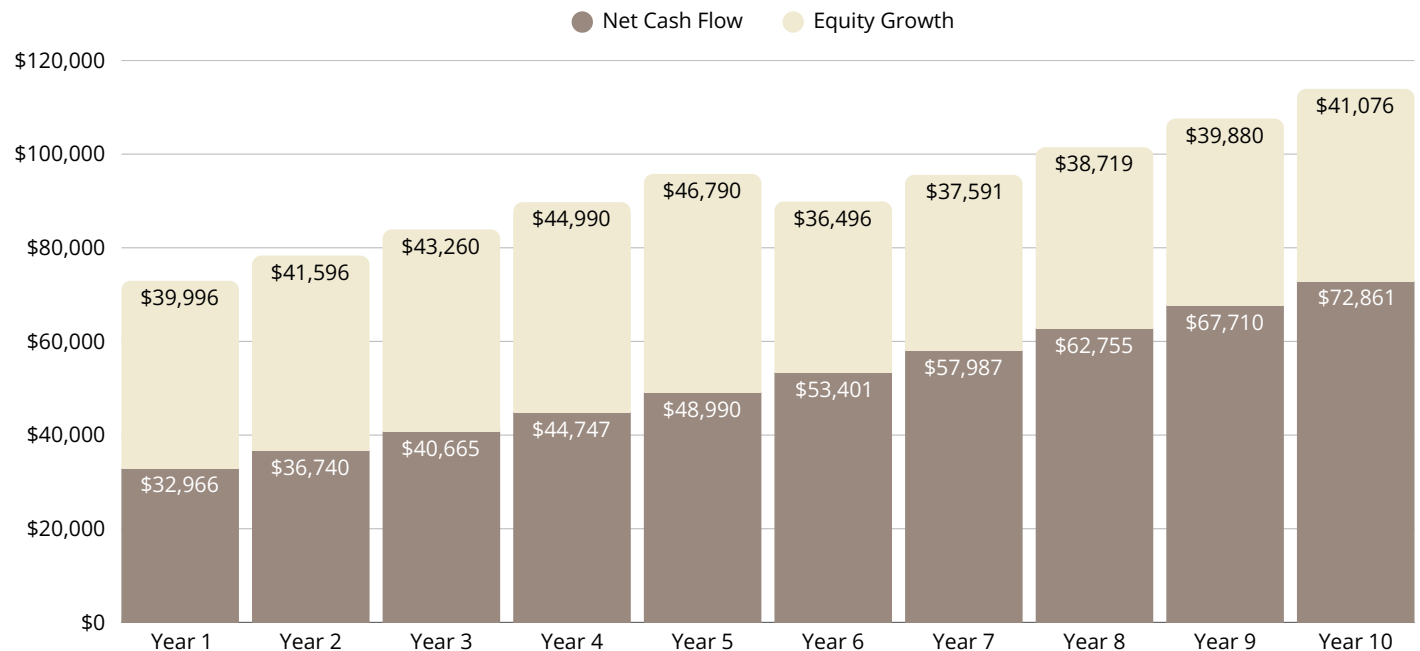
Projected 10-yr Hold

\$518,823
Rental Income

\$410,393
Equity Growth

19%
Annualized Return

1.59x
Cash-On-Cash Return



Loan projections assume interest-only financing and are for illustrative purposes only. Actual results may vary. Please consult your financial advisor before making any investment decisions.

The Offering

Your Forever Vacation Made Simple

Furnish On Our Dime

Roll the cost of premium furnishings into your mortgage (up to \$50,000), and let us expertly curate and set up your unit with unique touches designed to maximize rental appeal and guest satisfaction.

Deposit Schedule

1) Initial Deposit

\$10,000 due on signing

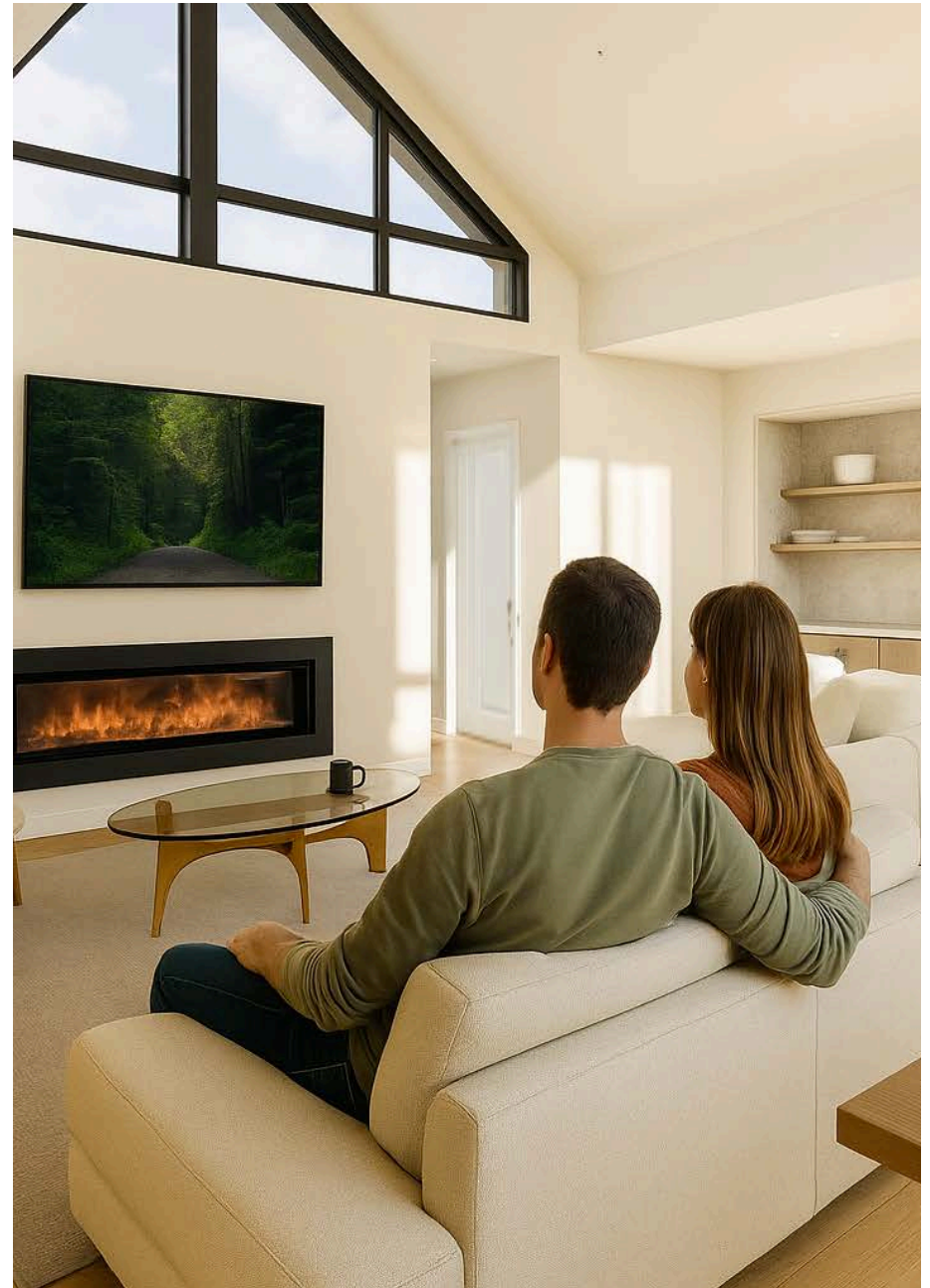
2) Balance to 5%

Due in ~~30 days~~ 60 days from signing

3) Balance to 10%

Due in ~~90 days~~ in February 2026

Make cheques payable to **Keslassy Freedman Gelfand LLP**



Securing The Muskoka

Embarking on your journey toward owning a piece of paradise at The Muskoka Lake Houses is a seamless and supported process. Here are the simple steps to make your dream a reality.

- 1) Explore Our Collection:** Discover the range of stunning home designs and available locations that suit your lifestyle and investment goals.
- 2) Connect with Our Sales Team:** Our knowledgeable Sales Team is here to answer all your questions, provide detailed information, and guide you through the options.
- 3) Sign the Reservation Agreement:** If selected through our lottery system, you'll have the opportunity to review and sign the Reservation Agreement with our team, securing your unit before finalizing your commitment.
- 4) Finalize Your Financing:** If financing assistance is required, our team can provide resources and recommendations to assist you in securing the necessary arrangements.
- 5) Sign the Agreement of Purchase and Sale:** Review the Agreement of Purchase and Sale with our team and your legal representative; this will ensure all is in order to successfully deliver your unit upon completion.
- 6) Construction and Updates:** Stay informed about the progress of your new home through regular updates from our team as it takes shape.
- 7) Closing and Welcome Home:** Complete the final closing procedures and receive the keys to your stunning new Muskoka home, your lakeside living adventure begins!



Frequently Asked Questions

To help you quickly find the information you need, we've answered some of the most common questions about The Muskoka below. Of course, our team is always available at muskoka@m5vinc.com for further assistance.

How much is the Maintenance Fee? Maintenance fees are estimated at \$300/month, covering seasonal snow removal and general road upkeep.

When is Construction Scheduled to Start? Construction is scheduled to begin Fall 2025.

When is Construction Scheduled to End? Construction is scheduled for completion by Spring 2027.

What is the Municipal Address? 146 Lone Pine Road, Port Severn, ON L0K 1S0

Is garbage picked-up curbside? Garbage will be collected at a designated collection area.

Do clients get to choose their own finishings? Yes, we offer a selection of high-quality standard finishings, as well as opportunities for upgrades.

Who should deposits be made payable to? Keslassy Freedman Gelfand LLP

When is occupancy? Spring 2027

When is mortgage pre-approval required? Within 90 Days

The Team Behind Muskoka

At Muskoka Development Co., we don't just build homes—we shape communities.

Rooted in vision and driven by purpose, we are curators of lifestyle and place, now bringing our signature approach to the timeless beauty of Muskoka.

What began as a shared vision among three lifelong friends has evolved into a full-spectrum development firm—offering integrated expertise in construction, planning, and sales. Every project is a thoughtful blend of contemporary sophistication and the distinctive charm of Ontario's cottage country.

Guided by a leadership team defined by integrity, grit, and long-range thinking, Muskoka Development Co. is building a legacy across the province—from dynamic urban centres to tranquil lakeside retreats.

Our mission is clear:

To create enduring, inspired spaces in Ontario's most sought-after regions.

More than a company, we are a collective—a family of builders, thinkers, and doers—united by one core promise: to build better, together.

Testimonials

I recall the first moment my eyes capture the calmness, beauty of Muskoka. I couldn't wait to kayak to explore its vast silky surface. Just awesome time. Once discovered you'll never forget its astonishing essence, excitement. [A] must do for your bucket list. Fall is even more spectacular! For its rich colours of fall leave radiant. Your nose will finally have a breath of true fresh air.

- Susan E.

Amazing location. The region is full of amazing things to do Scenery is breathtaking! I only wish I had more time in this incredibly beautiful part of the world the cabin. Fishing, Pickle ball, family and friends made this trip so memorable... I'll be back to the cabin life when I come back to [Muskoka] next time

- Raelene R.

Muskoka is my favourite place. Many childhood memories were created here and I still see this lake daily. I try to get out on the lake as often as possible in the boat, paddleboard or even aboard one of the great ships cruising out of the Muskoka Wharf. Definitely a treasure and should be protected for future generations to enjoy!

- Daniel.

It's a peaceful serene and naturally rich place to be in. Surrounded by abundance of natural views and blessed with all elements of nature it's a humongous piece of art in itself. Each view is breathtaking. Each step provides a different painted experience to soak in. One can swim in the pristine lake or just soak up the lushness of the thick grass. Laze around doing nothing or try and paint your dreams sitting on the rocks

- Garima

See You at the Lake

Ready to take the next step towards your Muskoka retreat?

Scan the QR Code Below

Scan the QR Code below to access our digital brochure, additional documents, booking calendar, and detailed price list.

Book a Private Consultation

Our advisors are ready to walk you through availability, the purchase process, and potential rental strategies. Choose a time that works best for you.

Secure Your Cottage

With an initial deposit of just \$10,000 now and 5% later this year, your future lakeside escape is within reach.





themuskokalakehouses.com