



“TRUE MUSKOKA”

# 1147 Ashforth Drive

Beautiful 4-bedroom Muskoka cottage right on Lake Muskoka. Only two hours away from Toronto and conveniently positioned between Bala, Port Carling and Gravenhurst. Built on a secluded peninsula, this cottage is quiet, calm and Westward-facing, so sunlight and sunsets are always the best on the lake.

# On The Property

## WEST-FACING DOCK

Remarkable sunset views directly on Lake Muskoka. Large dock with sun from late morning until sun down.

## 4 BEDROOM / 1.5 BATHROOM

Four bedrooms with queen beds (for four couples or eight people). Upstairs bathroom with bath and shower and downstairs powder room.

## SCREENED PORCH + DECK

The screened porch is great anytime of day, for all meals and needs, in an environment that blends the beauty of outside with the comforts of indoors. Or use the beautiful deck beside.

## WIFI + DEDICATED WORK AREA

Strong Rogers WIFI that allows for video calls and streaming. Work desk with two monitors assists with work needs.

## BBQ + PRIVATE PICNIC TABLE

New Napoleon barbecue for high quality grilling. Outdoor seating areas include deck, dock and picnic table.

## OUTDOOR EQUIPMENT & GAMES

- Kayaks x 3
- Paddle boards x 2
- Corn hole
- Fishing Rods

## KITCHEN ACCESSORIES

- Wine fridge
- Dishwasher
- Espresso Machine, grinder & frother
- Vitamix Blender & Food Processor
- Water Cooler (\*do not drink tap water)

## NOT INCLUDED

- Washer & Dryer (laundromat in Bala)
- Air Conditioning
- Electric Car Charger (\*ask if needed)
- Filtered tap water



## Contact to Book

### EMAIL

[wcronyn@gmail.com](mailto:wcronyn@gmail.com)

### PHONE

Blake: 647 . 998 . 0799 (cell)

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BEDROOMS

1 & 2

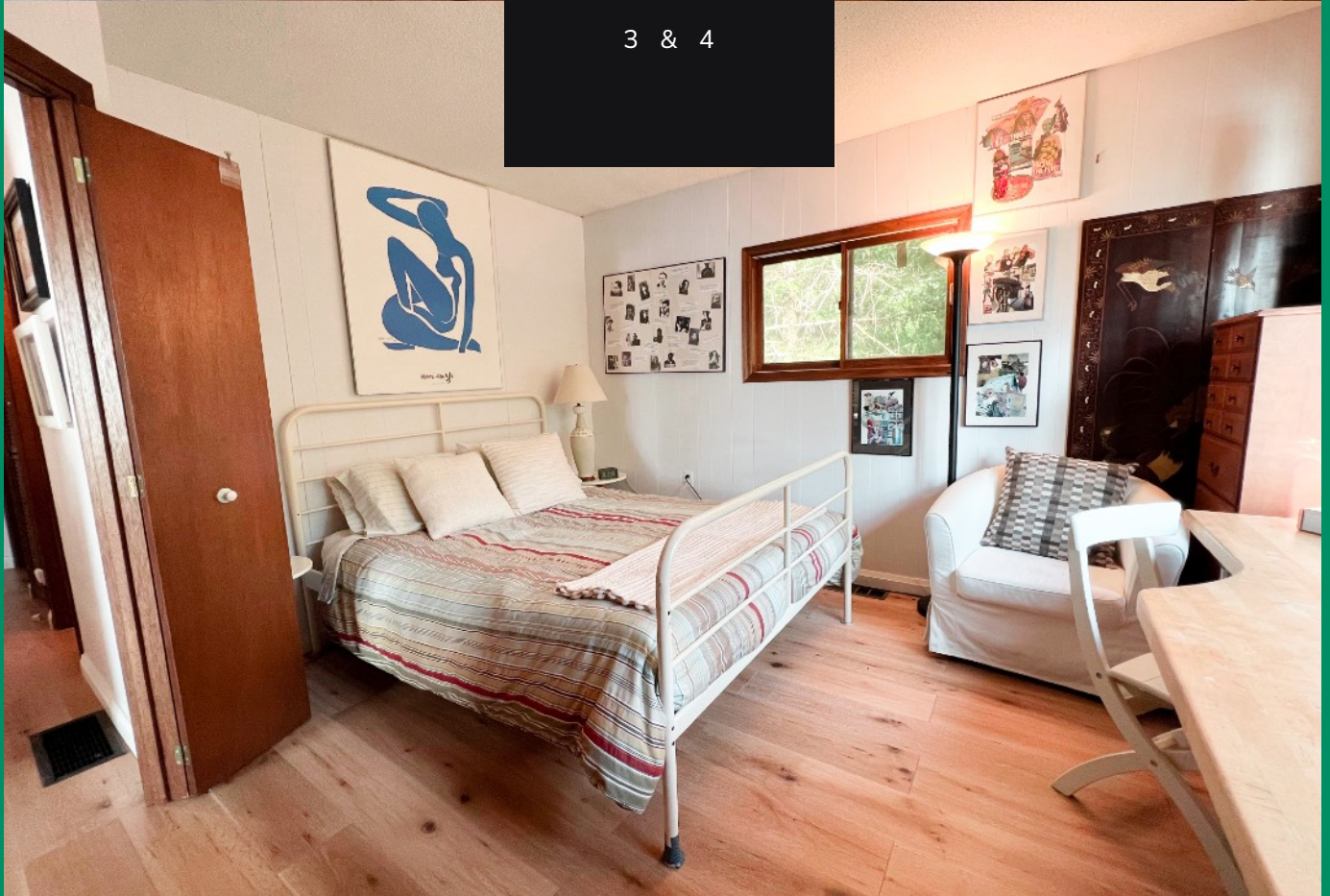


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BEDROOMS

3 & 4



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DINING ROOM  
+  
LIVING ROOM



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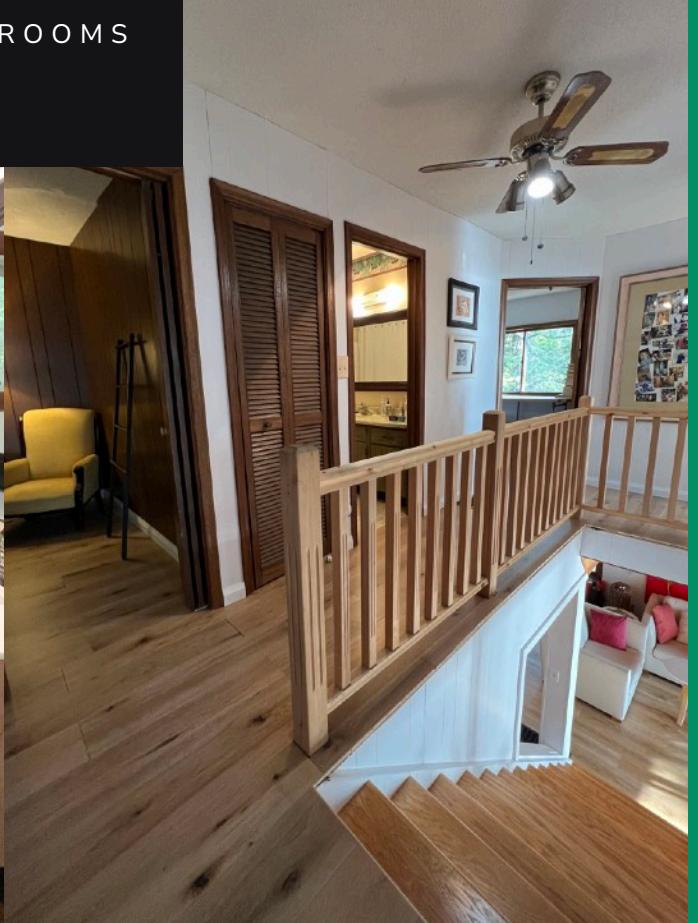
KITCHEN  
+  
PORCH



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INTERIOR  
—  
BATHROOMS



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EXTERIOR  
—  
COTTAGE

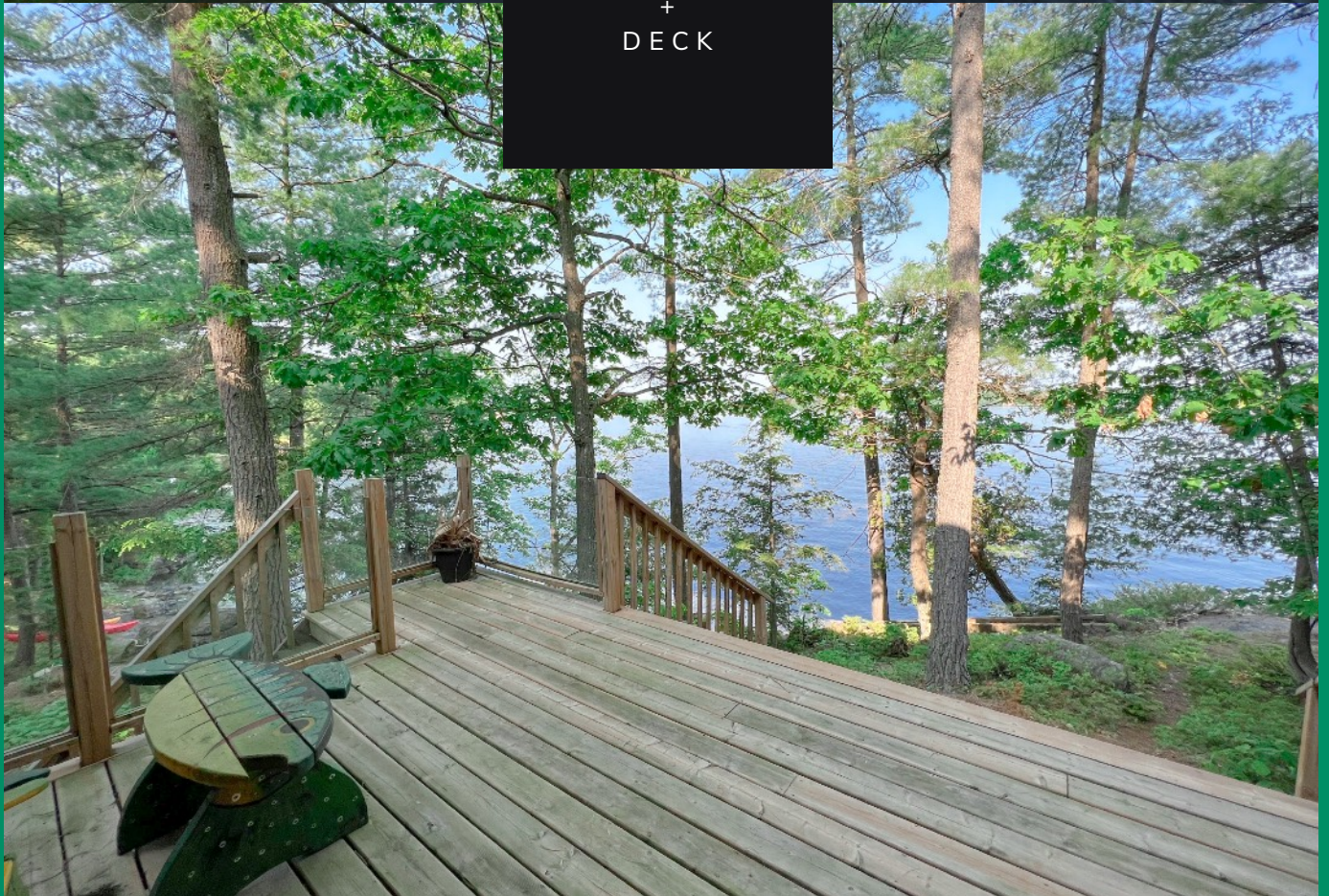




# 1147 Ashforth Drive



DOCK  
+  
DECK



## BEYOND THE COTTAGE

# Torrance, Bala & Muskoka

### TORRANCE

An eight (8) minute drive away is Torrance. Torrance is small, but has a lot of essentials including Torrance General (grocery), Streamliner Coffee, The Cottage (pizza), Potbellys (sandwiches), Clear Lake Brewing (beer) and the Torrance Baseball Diamond.

### BALA

Our closest big town is Bala (12 minutes away). Bala has a grocery store, LCBO, restaurants and bars, a concert hall, coffee and ice cream shops and much more!

### MUSKOKA

Five other awesome towns are Port Carling, Port Sandfield, Bracebridge and Gravenhurst. Port Carling is a favourite because it is “Quintessential Muskoka” and has the most to offer in terms of restaurants, shops and activities.

## Muskoka Essentials

### GROCERY / CONVENIENCE

TORRANCE GENERAL  
FRESH MART (BALA)  
FIELD OF GREENS & FOODLAND  
(PORT CARLING)  
SOBEYS (GRAVENHURST)  
SILVER STREAM (PORT SANDFIELD)

### LIQUOR/BEER

LCBO (BALA)  
CLEAR LAKE BREWING (TORR.)  
SAWDUST BREWERY (GRAVEN.)  
MUSKOKA LAKES WINERY (BALA)

### COFFEE & BAKERIES

DON'S BAKERY (BALA)  
JACK & STELLA (BALA)  
TORRANCE GENERAL STORE  
YORK & MASON (PORT CARLING)  
THE BAKERY (GRAVENHURST)

### SHOPPING / STORES

THE MUSKOKA STORE  
GRAVENHURST WHARF  
MEDORA ST, PORT CARLING  
GRAVENHURST STRIP MALLS

### GAS STATIONS

CANADIAN TIRE GAS+  
(GRAVENHURST - 25 MINS)  
WHAT A CONVENIENCE (MUSKOKA  
RD 38 - 20 MINS)  
MOBIL (GLEN ORCHARD - 19 MINS)  
SHELL (PORT CARLING - 23 MINS)

### MARINAS & BOAT RAMPS

EAST BAY LANDING MARINA  
MORTIMER'S MARINA  
QUEEN'S WALK TORRANCE RAMP  
WHITINGS ROAD TORRANCE RAMP

## MUSKOKA ACTIVITIES

Enjoy  
Lake life  
How you want,  
When you want.



## FOOD & DRINKS

### RESTAURANTS & BARS

Turtle Jack's (Port Carling)  
Jack & Stella (Bala)  
Lake Joseph Club (Port Sandfield)  
The Rosseau - Lakes Bar, The Deck,  
Chophouse & Teca (Minet)  
The Smokin Birds (Bala)  
The Cottage (Torrance)  
Lakeside (Bala)  
Bala Falls Pub (Bala)  
Moon River Lookout (Bala)  
The Kee (Bala)

### ICE CREAM

Ice Dreams Soda Shop (Bala)  
Mooskoka's (Port Carling)  
Silver Steam Farms (Port Sandfield)

## THINGS TO DO

### AT THE COTTAGE

- Swim • Kayak • Paddle board
- Fish • Corn hole • Board Games
- Rent a boat • Jet Ski • Sail Boat
- Book a lesson with Muskoka Wake  
Wakeboard and Surf School
- Outdoor workout • Yoga
- Rest • Read • Relax

### IN MUSKOKA

- Run • road bike • mountain bike
- Hike Hardy Lake (8km) or  
Torrance Barrens (4/10km)
- Activities or dine out in Bala • Port  
Carling • Bracebridge
- Golf at The Rock, Lake Joseph  
Club, Fairways at Kirrie Glen, etc.

## RENTAL INFO

# Rates & Other Details

### RENTAL RATES

Rental periods are:

#1: Weekend - 3-day/2-night

#2: Full Week - 7-day/6-night

Please contact via email or phone for current prices. Weekend Rates are 60% of the Weekly Rate.

### RENTAL TERMS

- A Damage Deposit of \$500 is required for bookings.

- A rental contract must be signed prior to the start of your stay.

- Full payment must be made prior to the start of your stay.

## Contact to Book

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