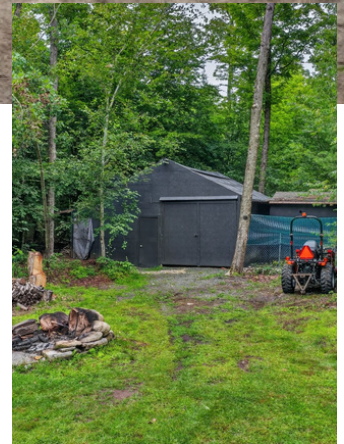


Welcome To
1018 Ashley Lane, Bracebridge



ASKING
\$599,900





1018 Ashley lane, Bracebridge

4

BEDROOMS

2

BATHROOMS

2310

SQAURE FEET

PROPERTY FEATURES

- PRIVATE TREED ACREAGE
- WARM WOOD CEILINGS
- DRIVE SHED 24 X 36
- EASY ACCESS TO MUSKOKA RIVER
- WALKOUT BASEMENT WITH IN LAW
- 10 MINUTES TO BRACEBRIDGE

PROPERTY INFORMATION

- TAXES/YEAR: \$2455.35/2026
- WATER SOURCE: DRILLED WELL
- BASEMENT: WALKOUT FINISHED
- ACCESS: MUNICIPAL YEAR -ROUND
- HEATING: FORCED AIR -PROPANE
- LAUNDRY: BASEMENT



DAVELESLIE.CA



ASKING **\$599,900**

Situated on a private, treed 1.5-acre lot just 15 minutes from downtown Bracebridge, this charming bungalow offers approximately 2,300 sqft of finished living space with 4 bedrooms and 2 bathrooms. With a public boat launch on the Muskoka River at the end of the road, this property offers the perfect opportunity to enjoy boating, paddling and fishing just minutes from home. The bright and inviting main level features an updated kitchen with a large island and eat-in dining area. Oversized windows fill the spacious living room with natural light, while warm wood ceilings add character and charm. Two generous bedrooms and a separate office overlooking the yard complete the living area. The full bathroom features stylish finishes and a convenient storage closet. A spacious mudroom provides plenty of practical storage and leads to a fantastic enclosed porch. This versatile bonus space is perfect as a cozy sitting room, games room or peaceful place to unwind. Just off the upper level, the new deck is ideal for BBQing, entertaining and relaxing. The fully finished walkout lower level offers excellent additional living space with a well-appointed in-law suite. It features an updated kitchen, comfortable family room, two spacious bedrooms and a full bathroom. A utility room with laundry completes this level, making it an ideal setup for extended family or multi-generational living. Outside, the level yard is surrounded by mature trees, creating a private setting with plenty of room to play, garden and entertain. A 24' x 36' drive shed with an attached chicken coop provides exceptional storage for hobbies, equipment or recreational toys. With thoughtful updates, flexible living space and a beautiful lot, this property offers peaceful country living close to town.

Property Client Full

1018 Ashley Lane, Bracebridge, Ontario P1L 1X1

Listing

1018 Ashley Lane Bracebridge
Active/ResidentialFreehold / Detached

MLS® #: X13656450
List Price: \$599,900



Muskoka/Bracebridge/Draper

Tax Amt/Yr: \$2,455.35/2026 Transaction: Sale
SPIS: No DOM
Legal Desc: PT LT 21 CON 7 DRAPER PT 1 35R7185; BRACEBRIDGE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Style: Bungalow Raised Rooms Rooms+: 8+6
Fractional Ownership: BR BR+: 4(2+2)
Assignment: Baths (F+H): 2(2+0)
Link: No SF Range: 1100-1500
Stores: SF Source: Plans
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: Fronting On: E
Lot Depth: 200.00 Builder Name:
325.00

Lot Size Code: Feet
Zoning: RR
Dir/Cross St: Hwy 118 & Ashley Lane

PIN #: 480510259 ARN #: 441805000605200 Contact After Exp: No
Holdover: 60 Survey Year/Type: Available
Possession: Flexible Possession Date:

Kitch Kitch + 2 (1+1)	Exterior: Wood	Utilities: Hydro
Fam Rm: Yes	Garage: No	Water: Well
Basement: Yes/Finished W/O	Gar/Gar Spcs: Other/0.0	Water Supply Type: Drilled Well
Fireplace/Stv: No	Drive Pk Spcs: 6.00	Water Meter:
Interior Feat: In-Law Suite, Water Heater	Tot Pk Spcs: 6.00	Waterfront Feat:
Owned	Pool: None	Waterfront Struc:
Parking Feat: Private	Room Size:	Well Capacity:
Heat: Forced Air	Rural Services: Cell Services, Garbage	Well Depth:
Heat Source: Propane	Pickup, Internet	Sewers: Septic
A/C: Yes/Central Air	Other, Recycling	Special Desig: Unknown
Central Vac: No	Pckup	Farm Features:
Laundry Lev: Lower	Security Feat:	Winterized:
Property Feat: Wooded/Treed, School Bus		
Route		
Exterior Feat: Deck, Year Round Living		
Roof: Metal		
Foundation: Block		
Topography: Level, Partially Cleared, Wooded/Treed		

Soil Type:
Waterfront Y/N: No
Water Struct:
Under Contract: Propane Tank
Access To Property: Yr Rnd Municipal Rd
Waterfront:
Easements/Restr: Municipal
Dev Charges Paid:
Island YN:
HST App To SP: Not Subject to HST
View: Trees/Woods Lot Shape: Lot Size Source: MPAC

Remarks/Directions

Client Rmks: Situated on a private, treed 1.5-acre lot just 15 minutes from downtown Bracebridge, this charming bungalow offers approximately 2,300 sqft of finished living space with 4 bedrooms and 2 bathrooms. With a public boat launch on the Muskoka River at the end of the road, this property offers the perfect opportunity to enjoy boating, paddling and fishing just minutes from home. The bright and inviting main level features an updated kitchen with a large island and eat-in dining area. Oversized windows fill the spacious living room with natural light, while warm wood ceilings add character and charm. Two generous bedrooms and a separate office overlooking the yard complete the living area. The full bathroom features stylish finishes and a convenient storage closet. A spacious mudroom provides plenty of practical storage and leads to a fantastic enclosed porch. This versatile bonus space is perfect as a cozy sitting room, games room or peaceful place to unwind. Just off the upper level, the new deck is ideal for BBQing, entertaining and relaxing. The fully finished walkout lower level offers excellent additional living space with a well-appointed in-law suite. It features an updated kitchen, comfortable family room, two spacious bedrooms and a full bathroom. A utility room with laundry completes this level, making it an ideal setup for extended family or multi-generational living. Outside, the level yard is surrounded by mature trees, creating a private setting with plenty of room to play, garden and entertain. A 24' x 36' drive shed with an attached chicken coop provides exceptional storage for hobbies, equipment or recreational toys. With thoughtful updates, flexible living space and a beautiful lot, this property offers peaceful country living close to town.

Upstairs - Microwave, stove, Refrigerator, Dishwasher Basement - Stover, Washing Machine & Dryer

Inclusions:

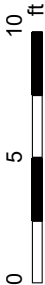
Listing Contracted With: Coldwell Banker Thompson Real Estate 705-789-4957

Prepared By: DAVE LESLIE, REALTOR Salesperson

Date Prepared: 08/10/2026

1018 Ashley Ln, Bracebridge, ON

Main Floor Interior Area 1155.05 sq ft
Excluded Area 213.73 sq ft



PREPARED:2026/06/08



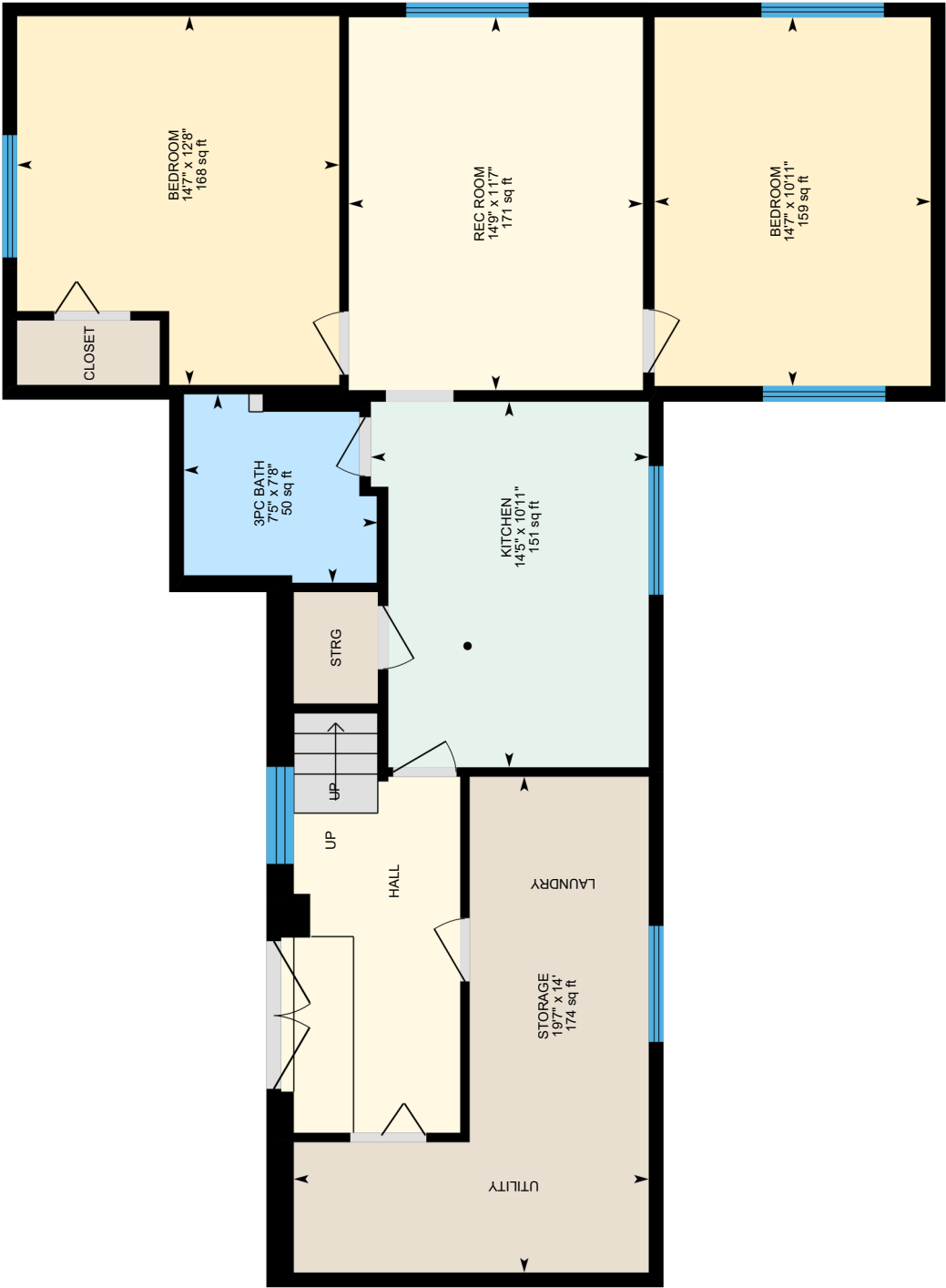
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





1018 Ashley Ln, Bracebridge, ON

Basement (Below Grade) Interior Area 1052.04 sq ft



PREPARED: 2026/09/08

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1018 Ashley Ln, Bracebridge, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- 4pc Bath: 7'5" x 8'8" | 57 sq ft
- Bedroom: 10'2" x 15'7" | 158 sq ft
- Dining: 7'4" x 20'1" | 148 sq ft
- Foyer: 7'6" x 8'10" | 63 sq ft
- Kitchen: 8'1" x 16' | 129 sq ft
- Living: 16'1" x 15'6" | 242 sq ft
- Office: 4'2" x 7'8" | 32 sq ft
- Primary: 10'3" x 15'6" | 158 sq ft
- Sun Room: 13'9" x 15'6" | 214 sq ft

BASEMENT

- 3pc Bath: 7'8" x 7'5" | 50 sq ft
- Bedroom: 12'8" x 14'7" | 168 sq ft
- Bedroom: 10'11" x 14'7" | 159 sq ft
- Kitchen: 10'11" x 14'5" | 151 sq ft
- Rec Room: 11'7" x 14'9" | 171 sq ft
- Storage: 14' x 19'7" | 174 sq ft

Main Building

MAIN FLOOR

- Interior Area: 1155.05 sq ft
- Excluded Area: 213.73 sq ft

BASEMENT (Below Grade)

- Interior Area: 1052.04 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 1155.05 sq ft
- Excluded Area: 213.73 sq ft





 705-380-3834

 INFO@DAVELESLIE.CA

 DAVELESLIE.CA

