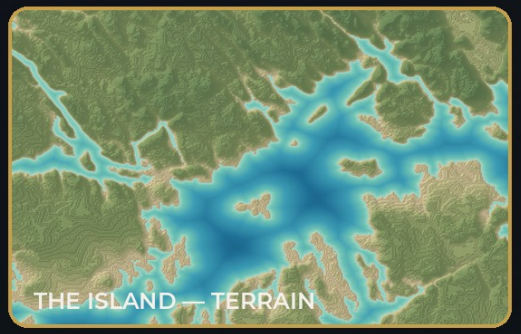
PRIVATE ISLANDS INC.

ROSE ISLAND

KAHSHE LAKE, MUSKOKA



0.50 ACRES · FREEHOLD

705 FT OF WATERFRONT

44.860°N 79.293°W

ON THE ISLAND

1930s COTTAGE & BUNKIE

705 FT OF WATERFRONT

SANDY BEACH LANDING

THE ESTATE

At a Glance

LOCATION	Kahshe Lake, Muskoka
TITLE	Freehold
LAND AREA	0.50 acres
FRONTAGE	705 ft
COTTAGE	1930s, 2 bed + bunkie
BEACH	Small sandy beach

FEET OF WATER FRONTAGE

Water on every side — 705 feet of shoreline, a small sandy beach and panoramic views across Kahshe Lake in every direction.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
0.50 acres

TITLE
Freehold

BEACH
Sandy shore

WATERS
Kahshe Lake

NEAREST TOWN
Gravenhurst

www.privateislandsonline.com/canada/ontario/muskoka/rose-island-ontario

REGION — MUSKOKA, ONTARIO

South Muskoka's lake country south of Gravenhurst — granite Shield shoreline, windswept pines and clear water. Kahshe Lake spreads over some 2,000 acres with the densest scatter of islands of any major Muskoka lake, yet Rose Island sits just minutes by boat from the mainland marina.





THE ISLAND

A Jewel on Kahshe Lake

Rose Island Sanctuary is a jewel of a private retreat on the beautiful waters of Kahshe Lake — an enchanting property with a true sense of escape, vintage charm and picturesque 360-degree panoramic views. Built in the late 1930s, the island has inspired artists and guests alike: a peaceful place designed for slow living.

THE SETTING

Worlds Away, Yet Close

The island feels worlds away while remaining remarkably close to modern conveniences and the Greater Toronto Area. It stands as a legacy asset in a welcoming lake community — perfect for an artist's retreat, or as a private family sanctuary held for generations.

THE COTTAGE

Vintage 1930s Charm

The heart of the island is a wonderfully welcoming cottage that has meticulously retained its vintage appeal — a chalet-style layout of 700 to 1,100 square feet with two comfortable bedrooms and a three-piece bathroom. The living space is defined by a traditional wood fireplace and a country kitchen with an adjacent dining room.

THE BUNKIE

A Retreat Within a Retreat

A private sleeping bunkie is tucked away at the south end of the island, offering quiet serenity for guests. Back at the cottage, a large deck for dining and lounging sits just steps from the water, alongside a breezy screened porch designed for quiet reflection.





LAND AND WATER

Shoreline on Every Side

The property is defined by 705 feet of diverse waterfront on crystal-clear Kahshe Lake. The topography is mostly flat and wooded, with a network of groomed paths leading to multiple scenic lookouts. A small sandy beach gives a rare gentle entry into the lake — ideal for swimming or launching a paddleboard — and the perimeter offers panoramic views from every angle.

KNOWN FOR

Vintage cottage character two minutes from the marina — a 1930s island retreat with 705 feet of frontage on Kahshe Lake.

SUMMER HIGH 77°F • WINTER LOW 7°F



BY BOAT

Two Minutes from the Marina

Rose Island is a boat island with an exceptionally short crossing: just a two-minute boat ride from Denne's Marina on the mainland shore. The property has both private and marina docking facilities, so arrival and mooring stay seamless through the season.

THE GATEWAY

Gravenhurst and the GTA

Gravenhurst, the gateway town to Muskoka, lies 5.6 miles to the northwest, and the island sits just 1.5 hours from the Greater Toronto Area. Utilities are already in place — installed electricity, a lake water intake and a holding tank — behind the privacy only an island provides.

DISTANCES — STRAIGHT LINE

Gravenhurst 6 mi · Bracebridge 13 mi

ONE ISLAND • 0.50 ACRES • 705 FT OF FRONTAGE • FREEHOLD

LOCATION

On the Map

KAHSHE LAKE • MUSKOKA, ONTARIO



GALLERY

The Estate in Frames



The island from above, Kahshe Lake around it



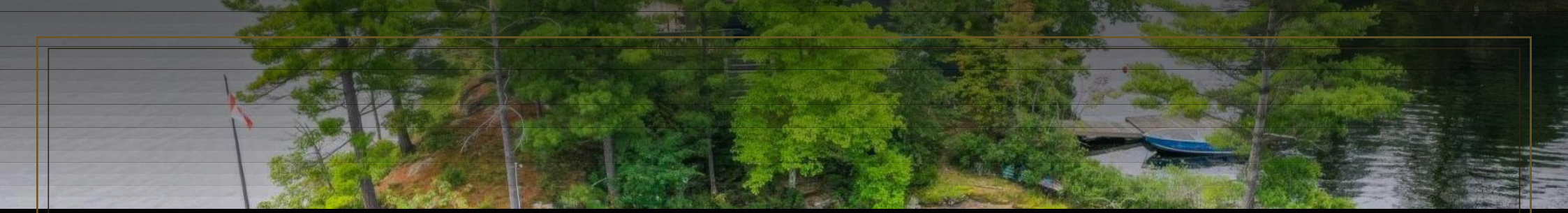
The sleeping bunkie among the pines



Dining on the deck, steps from the water



The screened porch, made for quiet reflection



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ROSE ISLAND

KAHSHE LAKE, MUSKOKA, ONTARIO, CANADA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/canada/ontario/muskoka/rose-island-ontario

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