



PRIVATE ISLANDS INC.

Rose Island

KAHSHE LAKE - MUSKOKA - ONTARIO - CANADA

Rose Island is a half-acre island sanctuary on Kahshe Lake in the heart of Muskoka, centred on a vintage 1930s cottage that has inspired artists and guests for generations. A chalet-style two-bedroom retreat with a wood fireplace, a secluded sleeping bunkie, 705 feet of waterfront with a rare sandy beach, and groomed paths to scenic lookouts — all a two-minute boat ride from Denne's Marina and ninety minutes from Toronto. A true Muskoka legacy asset, ready for slow mornings and long summers.

CAD 989,000

0.50 ACRES - KAHSHE LAKE - 705-FT WATERFRONT - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 989,000
LOCATION	Kahshe Lake, Muskoka, Ontario, Canada
ACREAGE	0.50 acres
WATERFRONT	705 ft, small sandy beach
MAIN COTTAGE	Chalet-style, built late 1930s; 700–1,100 sq ft, 2 bedrooms, 3-piece bath
BUNKIE	Private sleeping bunkie at the south end
INTERIOR	Traditional wood fireplace, country kitchen with adjacent dining room
OUTDOOR LIVING	Large dining deck, breezy screened porch, groomed paths to scenic lookouts
UTILITIES	Installed electricity, lake water intake, holding tank
HEATING / COOLING	Baseboard heating, wall-unit cooling, concrete foundation
ACCESS	2-min boat ride from Denne's Marina; private + marina docking
TENURE	Freehold
STATUS	Available

VINTAGE MUSKOKA SANCTUARY

A 1930s island retreat with a sandy beach and 705 feet of waterfront — ninety minutes from Toronto, yet a world entirely its own.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface ~791 ft	44.86°N, 79.27°W (approx.)
WATERFRONT	WATERS
705 ft, sandy beach	Kahshe Lake





THE ISLAND

A 1930s Sanctuary on Kahshe Lake

Rose Island sits on the clear waters of Kahshe Lake, one of Muskoka's fourth-largest cottage lakes, ringed by some 600 cottages yet holding islands that feel entirely apart. Built in the late 1930s and kept true to its vintage spirit ever since, the island has drawn artists and guests seeking the same thing: quiet. Mostly flat and wooded, it is laced with groomed paths that wander to lookouts in every direction, so the water is never more than a few steps away.

THE REGION

Muskoka, Ontario

Ontario's private-island market concentrates on three storied waters — the Muskoka Lakes, the Thousand Islands, and Georgian Bay. Recreational islands like Rose Island are exempt from the federal foreign-buyer ban, though buyers should know Ontario levies a 25% Non-Resident Speculation Tax on residential land, and foreign owners face an annual 1% Underused Housing Tax on vacant property. Ownership is typically fee simple; shorelines are often Crown land, so dock placement follows strict rules.

RESIDENCES

Cottage & Bunkie

The main cottage is the island's soul: a chalet-style retreat of 700 to 1,100 square feet with two comfortable bedrooms, a three-piece bathroom, a traditional wood fireplace, and a country kitchen opening to an adjacent dining room. At the island's quiet south end, a private sleeping bunkie gives guests their own serene corner.

OUTDOOR LIVING

Decks, Porch & Waterfront

Life here happens outside. A large dining deck sits just steps from the water, a breezy screened porch invites long quiet afternoons, and a small sandy beach — a rare gentle entry on Kahshe Lake — is made for morning swims and paddleboards. Private and marina docking keep the fleet ready at both ends.





TERRAIN

Land and Water

Some 705 feet of diverse waterfront wrap the island in clear Kahshe Lake water, from a rare sandy beach to rocky shoreline and the deck's steps-from-the-water perch. The terrain is mostly flat and wooded — tall pines and hardwoods overhead, groomed paths underfoot — leading to scenic lookouts with 360-degree panoramic views. Tea-coloured and spring-clear, the lake is Muskoka at its most idyllic.

KNOWN FOR

A vintage 1930s island sanctuary on Kahshe Lake with a rare sandy beach, a sleeping bunkie, and 705 feet of waterfront — ninety minutes from Toronto, two minutes from the marina.



ARRIVAL

Two Minutes by Boat

Rose Island is exceptionally easy to reach: a two-minute boat ride from Denne's Marina, with both private and marina docking supporting seamless transit. Guests step off the boat and onto their own island — no long crossings, no logistics, just arrival.

UTILITIES

Serviced for the Seasons

The cottage runs on installed electricity, draws water through a lake water intake system, and manages waste with a holding tank. A concrete foundation, baseboard heating, and a wall-unit cooling system keep the cottage comfortable through the seasonal months.

OWNERSHIP

Lifestyle and Value

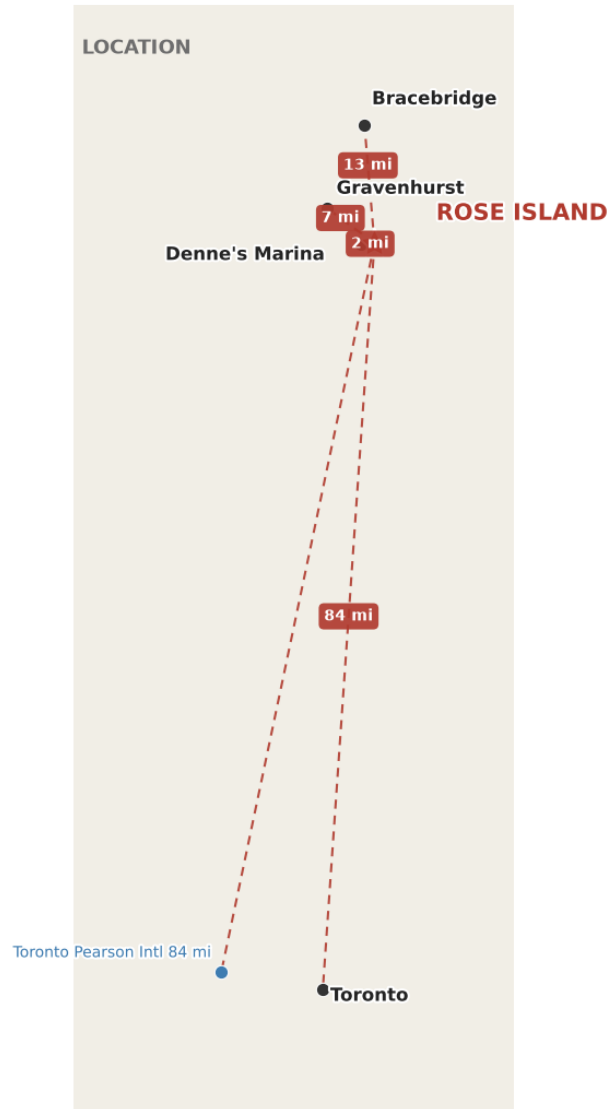
Ninety minutes from the Greater Toronto Area, Rose Island offers romantic seclusion inside a welcoming lake community — the rare combination that makes Muskoka a legacy market. A vintage island with a beach, a bunkie, and its own story: an artist's retreat, a family sanctuary, and a standout in the Gravenhurst market.

0.50 ACRES · 705-FT WATERFRONT · 2-MIN BOAT RIDE

LOCATION

On the Map

KAHSHE LAKE - MUSKOKA - ONTARIO



ROSE ISLAND

Kahshe Lake, Muskoka, Ontario • 44.86°N, 79.27°W (approx.)

DISTANCES

Denne's Marina	2 mi
Gravenhurst	7 mi
Bracebridge	13 mi
Toronto Pearson Intl	84 mi
Toronto	84 mi

ELEVATION & CLIMATE

Kahshe Lake surface	~791 ft above sea level
Summer high (Jul avg)	76°F
Winter low (Jan avg)	9°F

ACCESS

2-min boat ride from Denne's Marina

90 min from Toronto (GTA)

Private + marina docking

Straight-line distances, approximate.
Sources: Wikipedia / Muskoka Water Web / WeatherSpark.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Rose Island

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CAD 989,000

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