freedresort

MUSKOKA BAY
RESORT

MUSKOKABAYRESORT.COM

Experience the natural beauty of Muskoka Bay Resort.

MUSKOKA'S MAJESTY

For over a century, Muskoka has been a weekend getaway for many Canadians and tourists. Consistently named a top cottage destination, Muskoka is renowned for its year-round, breathtaking beauty and commanding landscape. The natural landforms offer a natural playground to all its visitors. Rich experiences are within reach, from beaches, parks, and farmers markets to schools and sporting clubs. Muskoka Bay Resort is minutes away from Muskoka Lake, the Gravenhurst Wharf, and historic downtown Bracebridge, humming with galleries, shops, and restaurants. There is always something to do in Muskoka to feed your mind, body, and soul.

What makes Muskoka unique? You can live, work, play, relax, and explore at your own pace – perfect for adventure seekers, empty nesters, and growing families. Life at Muskoka Bay Resort is more than just beautiful views and luxurious amenities; it's an investment in yourself.

LEISURE IN LUXURY

THIS IS MUSKOKA LIFE – IN LUXURY

Imagine gazing outside your window at a stunning landscape – rivers and lakes, rock formations, dense forests, wildlife – instead of a glass office tower. For many, working remotely is possible, so owning or investing in a Muskoka property is no longer just a goal, it's a plan.

Gravenhurst, the Gateway to the Muskokas, is home to Muskoka Bay Resort. Less than a two-hour drive from Toronto, our resort boasts everything that invigorates the Muskoka region, including a growing community. All homes, villas, and condominium suites that we build on the resort lands feature breathtaking views, luxurious amenities, and premium appliances. Included with ownership or investment is membership in one of Canada's 10 best golf courses* and access to our clifftop clubhouse.

Muskoka may be scenic, but it's better when it's experienced.
Why be a tourist when you can be a local?

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**GolfDigest*, "Best Courses in Canada: Our New Ranking"

YOUR RETREAT

Own, invest or just getaway and stay in one of our spectacular suites, lofts or villas. Muskoka Bay's accommodations provide the perfect location for celebrating life's special moments with family and friends. For more corporate retreats, recharge, be inspired and get competitive on one of Canada's best golf courses, or let our team customize a memorable group experience.

LOFTS

Located at the edge of a cliff with a 360° view of Muskoka's majestic landforms, the lofts offer a stylish place to breathe deeply.

SUITES

Our 62 spacious suites offer a luxurious place to stay, relax and overlook the 18th hole of our championship golf course.

VILLAS

Hidden within Muskoka's rugged, yet lush landscape, the villas provide an elegant place to live well.

EXPERIENCES

Muskoka's landscape was made for recreation and play all year long. During warmer months, you can hike our nature trails, swim, golf, play tennis, or go mountain biking. Come winter, there's no need to hibernate. Brave the chilly air while snowmobiling, cross-country skiing, tobogganing, ice skating, and more. Equipment rentals are available.

HERE'S TO YOUR HEALTH

FITNESS
Work up a sweat in our fully equipped studio, where you can boost your endurance, strength, and flexibility.

TENNIS
Rally for fun with a friend or break your opponent's serve to win the set on our professional tennis court.

SPA SERVICES
Decompress your day with a massage from one of our registered massage therapists.

TAKE A DEEP BREATH
Experience the sublime and submit to the grandeur of Muskoka's landscape.

INFINITY POOL
See forever in our infinity pool. Set atop a 300-foot cliff, our never-ending pool will give you the heavens on earth.

FIRE PIT
Snuggle up with a friend or family around the fire pit and share the day's feats and foibles. Reservations required.

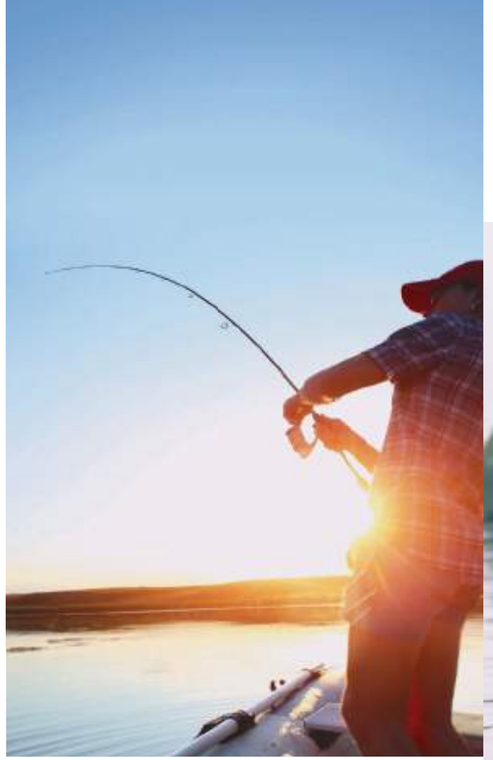
BIRD-WATCHING
Plant yourself anywhere on our grounds and wait for warblers, sparrows, and other forest-dwelling birds to fly by.

NATURE TRAILS
Go mountain biking or hike the nature trails near Muskoka Bay Resort and immerse yourself in timeless beauty.

FOUR-SEASON LIVING

OUTDOOR ADVENTURES IN THE SPRING

Spring at Muskoka Bay Resort is idyllic. Visit nearby Port Carling to shop, wander through galleries and museums, or satisfy a craving on a patio. With the landscape awakening, what better time to breathe in the clean, fresh air while bird-watching, hiking, or cycling on a nature trail. Kahshe, Sparrow, and Three Mile lakes beckon early morning fishers with perch, walleye, and sunfish. After an afternoon game of tennis on the resort's professional court, venture to Torrance Barrens Dark Sky Reserve in Gravenhurst and look up in wonder at the aurora borealis.



ENDLESS SUMMER ACTIVITIES

Muskoka is famous for its clear, sparkling waterways. Find your rhythm in a canoe or kayak and enjoy the beauty of the landscape from a whole new perspective, or take a cruise on a historic steamship right in Gravenhurst. Sandy beaches are plentiful and open for swimming, picnics, and volleyball games. Fruits and veggies for your picnic can be found at farmers markets in Gravenhurst, Bala, and Bracebridge. If you're looking to experience the local culture, trek to the Muskoka Arts & Crafts summer show in Bracebridge and support the artists of this unique region.

LEAF SEASON

Autumn in Muskoka is a cornucopia. Hike or cycle the resort's winding trails and be dazzled by the kaleidoscopic colours of the fall foliage: Muskoka has been named one of the best places in Canada for leaf peeping.‡ Lucky adventurists might even catch the flash of a white-tailed deer through the trees or have the privilege of spotting, from a distance, one of Canada's wildlife symbols, the majestic moose. Enjoy a cup of hot cider back at the resort, then settle in for a romantic, seasonally inspired dinner at the Cliffside Restaurant. Your after-dinner walk may be punctuated by the sounds of crackling bonfires or the aroma of toasted marshmallows. Without the haze of city lights, the night sky is yours for stargazing.

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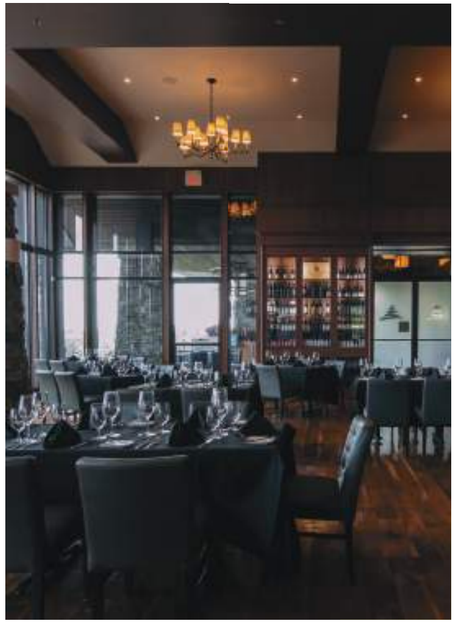
‡Ontario Fall Colour Report (Jordan blog), "Best Autumn Fall Colours in Ontario."

WINTER FUN

Once Muskoka Bay Resort's rolling landscape is blanketed in snow, take advantage of our winter sporting activities. Your rosy cheeks and nose will testify to your outdoor adventures. Go dashing through the snow on horseback, dog sled, or fat bike, or keep the cold at bay by cross-country skiing, ice skating, or snowshoeing. By nightfall, you'll have surely earned a seat in our clubhouse before a crackling fire, sampling our local wines. Share Muskoka in the winter with your friends and family.

SAVOUR THE MOMENTS



DINING AT MUSKOKA BAY

Enjoy impeccable dining surrounded by extraordinary views. Whether you're planning a romantic dinner for two or you've just finished a round of golf, kick back and enjoy a delicious meal in comfort and style.

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CLIFFSIDE RESTAURANT & TERRACE
Connect with friends for breakfast, lunch, or dinner at the Cliffside Restaurant. Have all your senses gratified while dining on a scrumptious meal on our scenic terrace.

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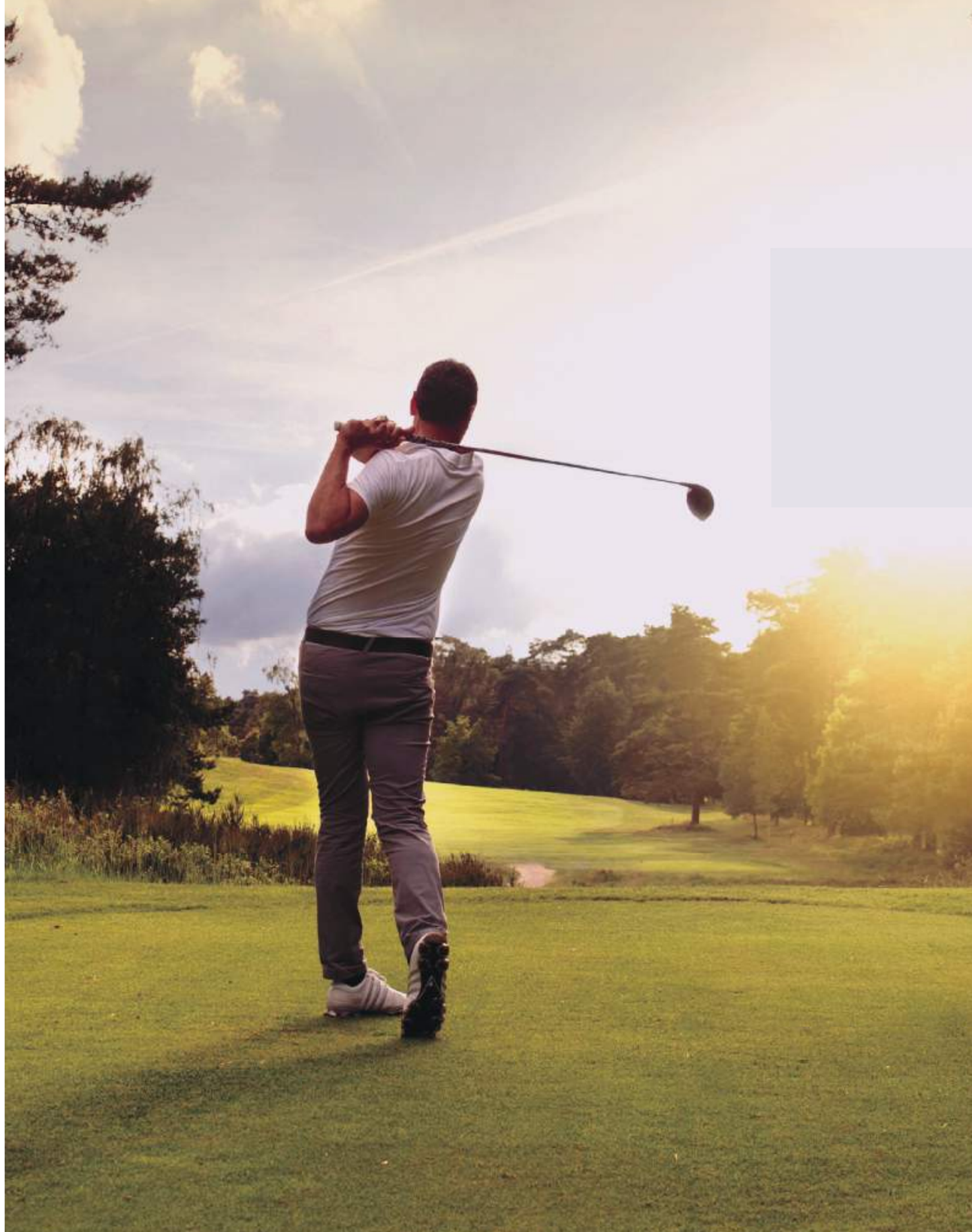
POOLSIDE DINING
Eat at a poolside table or swim in our outdoor pool while taking in the breathtaking view from 300 ft. above the forests of the Canadian Shield.

ON PAR WITH THE BEST



GOLF

From the rocky ridges and wetlands of the Canadian Shield, golf course architect Doug Carrick sculpted an award-winning golf course with dramatic changes in elevation and pristine greens.

Our stunning golf course is challenging and has been praised by both golfers and golf writers. *Golf Digest* reaffirmed Muskoka Bay Resort as one of the 10 best golf courses in Canada in 2021,* and Golf.com has included us in the top 100 public courses to play in 2021–22 out of more than 18,000 courses in North America, Mexico, the Caribbean, and Bermuda.† Membership includes unlimited access to all resort facilities, and guests of members enjoy promotional golf rates.

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**GolfDigest*, "Best Courses in Canada: Our New Ranking."
†Golf.com, "Meet the newcomers on our 2021/2022 Top 100 Courses You Can Play list."

GOLF MEMBERSHIPS

Muskoka Bay Resort has a semi-private golf course and offers a limited number of single, family, and corporate lifetime memberships. Membership benefits include but are not limited to:

- Unlimited golf
- Priority tee-time access
- Private lockers in the clubhouse
- Members-only golf and social events
- Reduced guest and power-cart fees
- Pro shop merchandise discounts
- Full access to the clubhouse and amenities
- Gravenhurst Wharf dockside valet service
- Dining discounts
- Member referral program

EXCLUSIVE MEMBER EVENTS

Schedule your next golf tournament at Muskoka Bay Resort. Your foursome will love our 18 signature-hole golf course, four-season amenities, and luxury accommodations.

WORLD-CLASS CLIFFTOP CLUBHOUSE

The pride of Muskoka Bay Resort: our 17,000 sq. ft. clifftop clubhouse, designed by award-winning architect Richard Wengle and set on a crest of the Canadian Shield 300 ft. above the golf course. The clubhouse is our hub for homeowners, members, and guests to gather, play, and relax. Muskoka Bay Resort features a restaurant, an entertainment lounge, and the Experiences desk.

For your health and wellness, the clubhouse also houses a fitness studio, spa treatment rooms, and private lockers with steam showers. Outdoor amenities include the golf course, a tennis court, an infinity pool, and multiple fire pits. Find the antidote for city life at Muskoka Bay Resort.

EXPERIENCE MUSKOKA

DISCOVER COTTAGE COUNTRY

Nestled in Canada's geological history, Muskoka Bay Resort lives in symbiosis with its environment. Everything that nature has to offer is within reach, from the tree-lined trails and rocky ridges to the land-based and aquatic creatures that call the region's renowned wetlands home.

Though Muskoka Bay Resort has all that you need to keep you engaged, nearby cities and landmarks offer fun-filled adventures and stirring nightlife. Cruise Muskoka's three big lakes or visit the Muskoka Steamships & Discovery Centre in Gravenhurst, where you'll find one of the largest collections of historical boats in the area. In Bracebridge, it's always Christmastime at Santa's Village for the young and young at heart. At night, enjoy live music and dancing at The KEE to Bala. Shops, galleries, restaurants and cafés line the streets of our friendly, neighbouring towns. Muskoka has something to please all tastes and budgets.

11 The KEE to Bala

5 Muskoka Yoga Studio

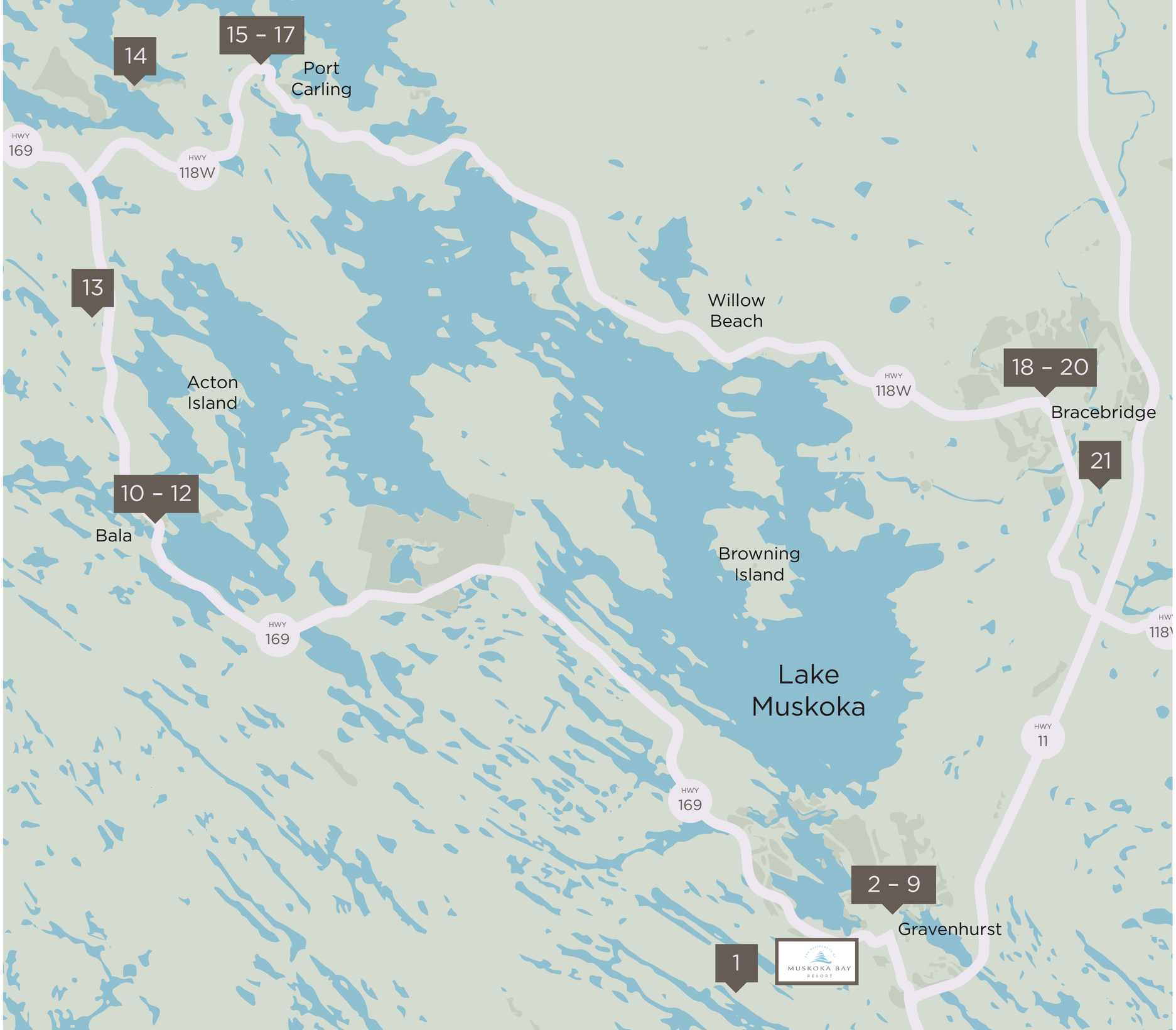
1. Muskoka Bay Resort
2. Muskoka Marine & Rentals
3. Gravenhurst Wharf
4. Muskoka Steamships & Discovery Centre
5. Muskoka Yoga Studio
6. Sawdust City Brewing Co.
7. The Beer Store
8. LCBO
9. Sobey's
10. Bala Falls
11. The KEE to Bala
12. Bala Bay Inn
13. Johnston's Cranberry Marsh
14. Port Sandfield Marina
15. Turtle Jack's Muskoka Grill
16. Frankies Surf Club Muskoka
17. Wabora
18. Norwood Theatre
19. Algonquin Outfitters
20. Lady Muskoka Cruises
21. Muskoka Brewery

3 Gravenhurst Wharf

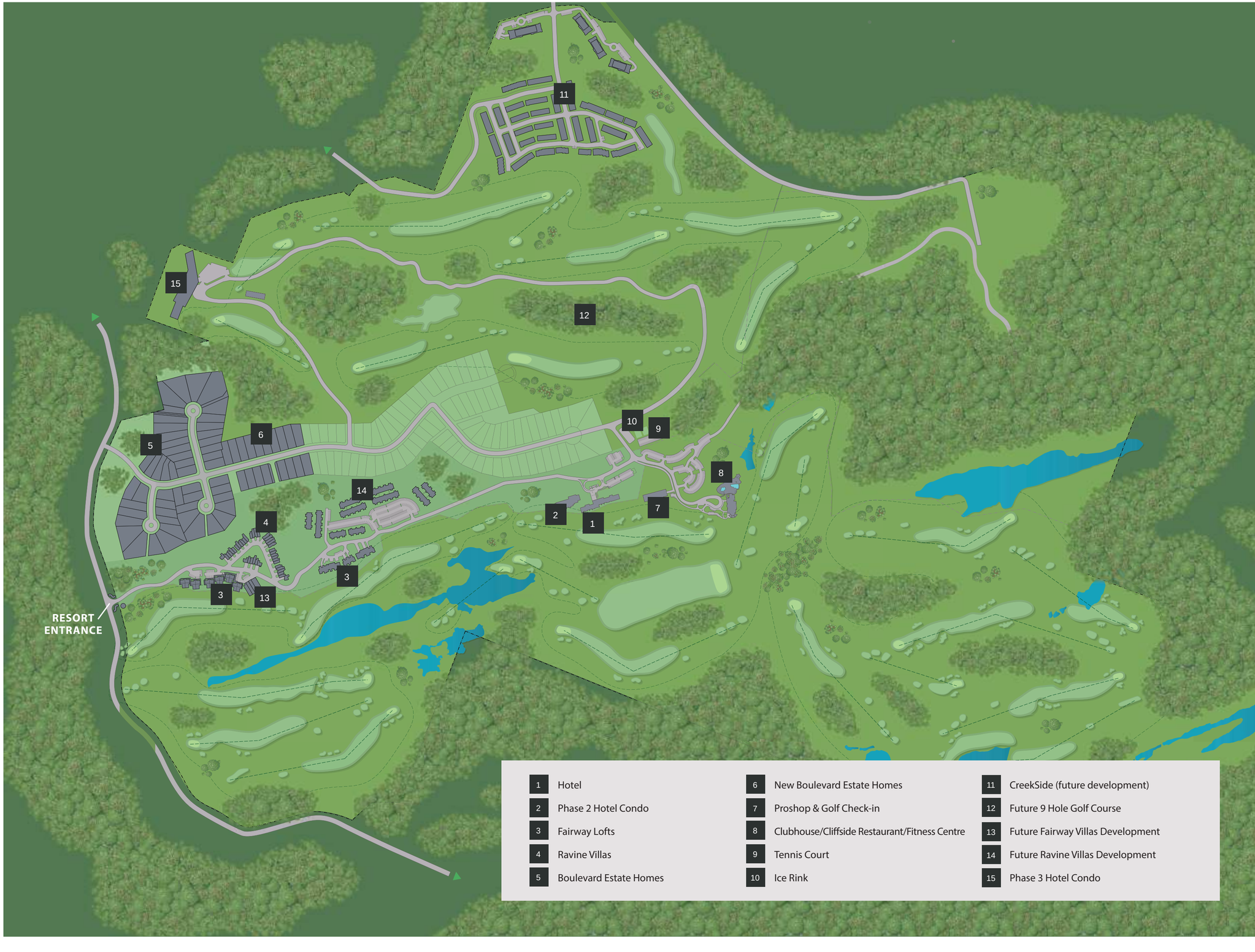
6 Sawdust City Brewing Co.

16 Frankies Surf Club Muskoka

15 Turtle Jack's Muskoka Grill



MUSKOKA BAY RESORT SITE PLAN



FASHION HOUSE

ART SHOPPE LOFTS + CONDOS

IF WE CAN CREATE SPACES THAT INSPIRE PEOPLE AND IMPROVE THEIR QUALITY OF LIFE, THEN I BELIEVE WE'VE SUCCEEDED.

PETER FREED
President, Freed Developments

ANX

346 DAVENPORT

550 WELLINGTON

155 REDPATH + 150 REDPATH

Freed Developments was founded by Peter Freed more than 25 years ago. Since its inception, it has grown to become one of the largest private developers operating in Toronto. Freed has completed more than 30 projects and has expanded to include key vertical operating divisions in construction management, real estate, and Freed Hospitality, a lifestyle-experience hotel, resort, restaurant, and nightlife portfolio.

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