

1358 GIBSON RIVER Shore, Georgian Bay, Ontario P0C 1H0

Client Full
Active / Land

[1358 GIBSON RIVER Sh Georgian Bay](#)

MLS® #: 40151706
Price: **\$240,000**



Muskoka/Georgian Bay/Georgian Bay Residential



Water Body: **Gibson River**
Type of Water: **River**
Tax Amt/Yr: **\$699/2020**
Zoning: **SR1**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Lot Size Acres: **1.13**
Acres Range: **0.50-1.99**
Frontage: **184.00**
Lot Dimensions:
Lot Irregularities: **184 x**
Lot Shape:
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$699/2020**

Remarks/Directions

Public Rmks: **Welcome to this unspoiled private lot on the Gibson River, 184 ft of frontage with a private launch 500 metres away. Use as a camping lot now or build your private cottage away from it all.**

Directions: **Hwy 400 to Global Tower Rd to first gate on right**

Waterfront

Features: **River Access**
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **Owned**
Island Y/N: **No**

Frontage: **184.00**
Exposure: **South**

Exterior

Property Access: **By Water Only**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **None**
Acres Clear:
Lot Front (Ft): **184.00**
Acres Waste:
Lot Depth (Ft): **0.00**
Sewer: **None**
Water Treatment:
Location: **Rural**
Acres Workable:
Lot Size: **1.130 Acres**

Property Information

Legal Desc: **PCL 17726 SEC MUSKOKA; SUMMER RESORT LT 3 PL M349 GIBSON; PT RDAL LYING IN FRONT OF LT 21 CON 5 GIBSON PT 2, 35R15563 CLOSED BY LT184014; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **SR1**
Assess Val/Year: **\$98,000/2021**
PIN: **480070132**
ROLL: **446502000908400**
Possession/Date: **Flexible/**

Survey: **Available/**
Hold Over Days:
Occupant Type:
Deposit: **10%**

Brokerage Information

List Date: **08/09/2021**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)

Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 08/09/2021

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Search Criteria

Mis Status is 'Incomplete'

List Office Key Numeric is 1010383

Co List Office Key Numeric is 1010383

Co List Office 2 Key Numeric is 1010383

Co List Office 3 Key Numeric is 1010383

Standard Status is 'Incomplete'

Selected 1 of 1 result.