

Property Client Full

520 Sweets Portage Road, Georgian Bay, Ontario L0K 1S0

Listing

520 Sweets Portage Rd Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X12920948
List Price: \$699,000

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: \$2,657.00/2025 Transaction: Sale
SPIS: No DOM: 1
Legal Desc: PCL 16395 SEC MUSKOKA; SUMMER RESORT LT 4 PL M385 BAXTER S/T THE RIGHT TO FLOOD & OVERFLOW THE SAID LAND TO 66 FT FROM ELEVATION 596.0 FT, TRENT CANAL DATUM; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA; PART LOT 21 CONCESSION 5, BAXTER, AND 66' ROAD ALLOWANCE PLAN M385, PART 1 35R26825, (CLOSED BY BY-LAW 2022-068 REGISTERED AS MT271997) TOWNSHIP OF GEORGIAN BAY

Style: Other Rooms Rooms+ : 0+0
Fractional Ownership: BR BR+ : 0(0+0)
Assignment: Baths (F+H): 0(0+0)
Link: No SF Range: < 700
Storeys: SF Source: MPAC
Lot Irreg: Lot Acres:
Lot Front: 205.38 Fronting On: E
Lot Depth: 171.82
Lot Size Code: Feet
Dir/Cross St: Nicholson's Rd

PIN #: 480190580 ARN #: 446503001301500 Contact After Exp: No
Holdover: 90
Possession: TBA Possession Date:

Kitch Kitch +	0 (0+0)	Exterior:	Vinyl Siding	Water:	Other
Fam Rm:	No	Garage:	No	Water Supply Type:	
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace/Stv:	No	Drive Pk Spcs:	4.00	Waterfront Feat:	Waterfront - Deeded
Interior Feat:	None	Tot Pk Spcs:	4.00	Waterfront Struc:	Not Applicable
Parking Feat:	Front Yard Parking	Pool:	None	Well Capacity:	
Heat Source:	Other	Room Size:		Well Depth:	
A/C:	/None	Rural Services:		Sewers:	Other
Central Vac:	No	Security Feat:		Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Property Feat:				Winterized:	
Exterior Feat:	Privacy				
Roof:	Asphalt Shingle				
Foundation:	Piers				
Soil Type:					
Alternate Power:	None				
Water Name:	Gloucester Pool				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Features:	Waterfront - Deeded				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Shallow	Shoreline Exposure:	South East		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Water	Lot Shape:		Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: Waterfront Building Lot on Gloucester Pool Prime Location! Incredible opportunity to build your dream home or cottage on this well-treed, waterfront lot on Gloucester Pool. Enjoy easy year-round access just minutes off Highway 400 ideal for weekend getaways or full-time living. The shoreline is owned, offering some of the best fishing in the region. One lock from Georgian Bay. With a mature forest backdrop and a peaceful setting, this rare offering combines natural beauty, privacy, and convenience. Don't miss out on this sought-after piece of paradise!

Listing Contracted With: Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 03/25/2026

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom				0	

