

Property Client Full

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

Listing

520 Sweets Portage Rd Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X12151757**

List Price: **\$699,000**

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$2,657.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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: **No** BR BR+: **0(0+0)**
 Assignment: **No** Baths (F+H): **0(0+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **No** SF Source: **No**
 Lot Irreg: **No** Lot Acres: **No**
 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: **30**
 Possession: **FLEXIBLE** Possession Date:

Kitch Kitch + Island YN: (0+)	Exterior: Vinyl Siding	Water: Other
Fam Rm: No	Drive: Front Yard	Water Meter: No
Basement: No/None	Garage: No	Waterfront Feat: Waterfront - Deeded
Fireplace/Stv: No	Gar/Gar Spcs: None/0.0	Waterfront Struc: No
Interior Feat: None	Drive Pk Spcs: 4.00	Well Capacity: No
Heat: Other Fuel, Other	Tot Pk Spcs: 4.00	Well Depth: No
A/C: No/None	Pool: None	Sewers: Septic
Central Vac: No	Room Size: No	Special Desig: Unknown
Apex Age: 51-99	Rural Services: No	Farm Features: No
Property Feat: Privacy	Security Feat: No	Winterized: No
Exterior Feat: Asphalt Shingle		
Roof: Piers		
Foundation: Piers		
Soil Type: None		
Alternate Power: None		
Water Name: Gloucester Pool		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): No
Water Struc: No	Easements/Restr: Unknown	
Water Features: Waterfront - Deeded		
Under Contract: No	Dev Charges Paid: No	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd	Shoreline Exposure: South/East	
Shoreline: Shallow		
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name: No
View: Water	Lot Shape: No	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: **JENNY BELCOURT, Administrator**

Date Prepared: **05/15/2025**

Rooms

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

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