

Property Client Full

482 Kings Farm Road, Georgian Bay, Ontario L0K 1S0

Listing

482 Kings Farm Rd Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X13011814
List Price: \$609,000

Price Decrease



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$3,359.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **63**
 Legal Desc: **PCL 18331 SEC MUSKOKA; PT LT 22 CN 8 BAXTER PT 13 BR463; T/W PT 4 BR463; T/W PT 6, 9 & 12 35R5846; T/W FIRSTLY: PT 1, 2 & 9 35R19322; SECONDLY: PT 3 & 4 35R19322; THIRDLY: PT 10 BR462; FOURTHLY: PT 1, 2, 3, 4, 6 & 7 35R19320; FIFTHLY: PT 1 & 2 35R8486 AS IN LT227283; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

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:	Other
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	90.50	Fronting On:	W
Lot Depth:	243.96	Builder Name:	
Lot Size Code:	Feet		
Zoning:	SR1		
Dir/Cross St:	Whites Falls Rd & Kings Farm Rd		

PIN #:	480200826	ARN #:	446503002402700	Contact After Exp:	No
Holdover:	60	Possession Date:		Survey Year/Type:	Available
Possession:	Immediate				

Kitch Kitch +	0 (0+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro Available
Fam Rm:	No	Garage:	Yes		No Sewers, No Cable, Telephone Available
Basement:	/None	Gar/Gar Spcs:	Detached Garage/1.0	Water:	Other
Fireplace/Stv:	No	Drive Pk Spcs:	5.00	Water Supply Type:	
Interior Feat:	None	Tot Pk Spcs:	6.00	Water Meter:	
Parking Feat:	Available, Private Double	Pool:	None	Waterfront Feat:	Dock
Heat Source:	Other	Room Size:		Waterfront Struct:	Bunkie
A/C:	/None	Rural Services:		Well Capacity:	
Central Vac:	No	Security Feat:		Well Depth:	
Property Feat:	Clear View, Marina, Place of Worship, Skiing, Waterfront, Wooded/Treed			Sewers:	None
Roof:	Asphalt Shingle			Special Desig:	Unknown
Foundation:	Slab			Farm Features:	
Topography:	Dry, Sloping, Terraced, Wooded/Treed			Winterized:	

Soil Type:		Waterfront:	Direct	Island YN:	No
Alternate Power:	Unknown	Easements/Restr:	Unknown		
Lease To Own Items:	None	Dev Charges Paid:		HST App To SP:	Included In
Water Name:	Gloucester Pool	Shoreline Exposure:	West		
Waterfront Y/N:	Yes	Water View:	Direct	Channel Name:	Little Go Home Bay
Water Struct:	Bunkie	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
Water Frontage:	27.58				
Water Features:	Dock				
Under Contract:	None				
Access To Property:	Private Road, Yr Rnd Private Rd				
Shoreline:	Shallow				
Shoreline Road Allowance:	None				
Docking Type:	Private				
View:	Bay, Water				

Remarks/Directions

Client Rmks: **A prime location nestled on Little Go Home Bay in beautiful Muskoka Lakes, offering picturesque landscapes and serene water views. Perfect waterfront lot to build your dream custom cottage or home. This property already has a detached garage to store all your water toys and a bunkie ready for your vision. The property's beach area is its highlight. Offering direct access to the lake with your own private double dockage, perfect for mooring boats, swimming, sunbathing or simply enjoying the peaceful ambiance of the water. Completing this waterfront package is the 4 season private road access.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **06/19/2026**

Rooms

MLS®#: X13011814

Room
Bathroom

Level

Dimensions (Metric)

Dimensions (Imperial)

Bathroom Pieces
0

Features

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