

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: **\$695,000**

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$3,359.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 18331 SEC MUSKOKA; PT LT 22 CON 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: **0(0+0)**
 Assignment: **0(0+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **0** SF Source: **Other**
 Lot Irreg: **0** Lot Acres: **< 5.00**
 Lot Front: **90.50** Fronting On: **W**
 Lot Depth: **243.96**
 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: **Immediate** Possession Date:

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

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

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: **MYAN MCLEAN, Administrator**

Date Prepared: **04/17/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bathroom				0	

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