

Property Client Full

709 Harrison Trail, Georgian Bay, Ontario L0K 1S0

Listing

709 Harrison Tr Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X12886940**

List Price: **\$825,000**

New Listing

Muskoka/Georgian Bay/Freeman



Tax Amt/Yr: **\$2,385.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 42, CONCESSION 7 PART 1, PLAN 35R27647; CLOSED BY BY-LAW 2025-015 REGISTERED AS MT306799, FREEMAN; TOWNSHIP OF GEORGIAN BAY**

Style:	Bungalow	Rooms Rooms+:	7+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Stores:	1.0	SF Source:	MPAC
Lot Irreg:		Lot Acres:	
Lot Front:	200.00	Fronting On:	S
Lot Depth:	291.69		
Lot Size Code:	Acres		
Zoning:	SR1		
Dir/Cross St:	Harrison Trail		

PIN #:	480030047	ARN #:	446501001504400	Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	TBA				

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Water:	Other
Fam Rm:	No	Garage:	No	Water Supply Type:	Lake/River
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Waterfront Feat:	Beachfront, Dock
Fireplace Feat:	Wood	Tot Pk Spcs:	4.00	Waterfront Struc:	Not Applicable
Interior Feat:	Water Heater Owned	Pool:	None	Well Capacity:	
Heat Source:	Other	Room Size:		Well Depth:	
A/C:	/None	Rural Services:		Sewers:	Septic
Central Vac:	No	Security Feat:		Special Desig:	Unknown
Property Feat:				Farm Features:	
Roof:	Asphalt Shingle			Winterized:	
Foundation:	Other				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Georgian Bay	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable				
Water Features:	Beachfront, Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road, Seasonal Municip Rd	Shoreline Exposure:			
Shoreline:	Clean, Natural				
Shoreline Road Allowance:	Owned	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:	Irregular	Lot Size Source:	MPAC
View:	Water				

Remarks/Directions

Client Rmks: **Welcome to 709 Harrison Trail, a Georgian Bay getaway! This stunning 3-bedroom, 1-bath cottage is located on 12 Mile Bay and is perched right on the water's edge, boasting 200 feet of water frontage and good deep water. The original cathedral-type ceilings, an open-concept layout, and vinyl flooring throughout the main living and dining areas create a warm and inviting atmosphere. Cozy up by the fieldstone wood-burning fireplace, perfect for those cooler evenings. This location on Twelve Mile Bay offers expansive southwestern views, including a national park island, making it the perfect spot to relax and unwind. The cottage is a 3-season property on a year-round road, ensuring easy yearly access. With its charming features and an unbeatable location, this cottage is an excellent investment for anyone seeking a peaceful retreat or a rental property for vacationers. Don't miss your chance to own a piece of paradise on 12 Mile Bay!**

Inclusions: **Refrigerator, Stove, Window Coverings**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**
 Prepared By: **MYAN MCLEAN, Administrator** Date Prepared: **03/16/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.58 M X 2.36 M	11.74 Ft x 7.74 Ft		

Dining Room	Main	3.99 M X 2.97 M	13.09 Ft x 9.74 Ft
Living Room	Main	3.99 M X 2.9 M	13.09 Ft x 9.51 Ft
Primary Bedroom	Main	3.48 M X 2.95 M	11.41 Ft x 9.67 Ft
Bedroom	Main	3.53 M X 2.95 M	11.58 Ft x 9.67 Ft
Bedroom	Main	2.95 M X 2.21 M	9.67 Ft x 7.25 Ft
Bathroom			