

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: \$795,000

Price Decrease

Muskoka/Georgian Bay/Freeman



Tax Amt/Yr: **\$2,385.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **72**
 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**
 Storeys: **1.0** SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **200.00** Fronting On: **S**
 Lot Depth: **291.69** Builder Name:
 Lot Size Code: **Acres**
 Zoning: **SR1**
 Dir/Cross St: **Harrison Trail**

PIN #: **480030047**
 Holdover: **30**
 Possession: **TBA**

ARN #: **446501001504400**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Water Heater Owned**
 Heat Source: **Other**
 A/C: **/None**
 Central Vac: **No**
 Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Other**
 Soil Type:
 Alternate Power: **Unknown**
 Water Name: **Georgian Bay**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **60.96**
 Water Features: **Beachfront, Dock**
 Under Contract:
 Access To Property: **Private Road, Seasonal Municip Rd**
 Shoreline: **Clean, Natural**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Water**

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Beachfront, Dock**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:
 Shoreline Exposure:

HST App To SP: **Included In**

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **MPAC**

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: **LUCAS WILHELM, Administrator**

Date Prepared: **05/27/2026**

Rooms

MLS® #: X12886940

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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				3	

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