

3158 TWELVE MILE BAY Road, MacTier, Ontario P0C 1H0

Listing

Client Full

[3158 TWELVE MILE BAY Rd MacTier](#)

Listing ID: 40568021

Active / Residential

Price: **\$899,000**



Muskoka/Georgian Bay/Georgian Bay

Bungalow/House



Water Body: **Georgian Bay**

Type of Water: **Bay**

	Beds	Baths	Kitch
Main	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **850**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **850/LBO provided**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,125.01/2023**

Remarks/Directions

Public Rmks: **Experience your dream waterfront retreat on Georgian Bay. This charming 3-bedroom cottage on Twelve Mile Bay Road offers comfort, luxury, and stunning natural beauty. Enjoy the open-concept kitchen and living area, perfect for family gatherings and cozy evenings by the wood-burning fireplace. Three spacious bedrooms provide peaceful rest after days of adventure. Step outside to the expansive deck and soak in breathtaking bay views. With deep water swimming and a double car garage, this serene yet conveniently located cottage is your ideal getaway.**

Directions: **Highway 400 to Twelve Mile Bay Rd, follow to #3158.**

Waterfront

Waterfront Type: **Direct Waterfront**
 Waterfront Features: **Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep**
 Shore Rd Allow: **Owned**
 Channel Name:

Water View: **Unobstructed Water View**
 Boat House:
 Frontage: **194.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **1962//Assessor**
 Property Access: **Public Road**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **5**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **1.710/Acres**
 Lot Front (Ft): **194.00**
 Location: **Rural**
 Area Influences: **Highway Access, Major Highway, Shopping Nearby, Trails**
 Topography:
 Restrictions:

Foundation: **Piers**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Driveway Spaces: **3.0**
 Water Tmnt:
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:
 Garage Spaces: **2.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Fronting On: **North**
 Exposure: **North**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **None**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Electric, Fireplace-Wood**
 Under Contract: **None**
 Inclusions: **Microwave, Refrigerator**

Basement Fin:

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PCL 16219 SEC MUSKOKA; LT 22 PL M312 FREEMAN; PT RDAL IN FRONT OF LT 44 CON 7 FREEMAN CLOSED BY LT194989 PT 5 35R16311; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
 Zoning: **SR1**
 Assess Val/Year: **\$438,000/2016**
 PIN: **480030028**
 ROLL: **446501001502400**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Boundary Only/ 1994**
 Hold Over Days:
 Occupant Type: **Vacant**
 Deposit: **5%**

Brokerage Information

List Date: **04/09/2024**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Bob Clarke, Salesperson
Date Prepared: 04/09/2024

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