

Property Client Full

37 MINTENS Lane, Georgian Bay, Ontario L0K 1S0

Listing

37 MINTENS Lane Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X12450148**

List Price: **\$879,900**

Price Decrease



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$4,542.94/2024** Transaction: **Sale**
SPIS: **No** DOM: **28**
Legal Desc: **PCL 14740 SEC MUSKOKA; PT LT 28 CON 3 BAXTER AS IN LT31367 T/W LT103074; GEORGIAN BAY ; THE DISTRICT OF MUSKOKA - SEE SCHEDULE B**

Style: **Bungalow Raised** Rooms Rooms+: **7+0**
Fractional Ownership: BR BR+: **3(3+0)**
Assignment: Baths (F+H): **2(2+0)**
Link: **No** SF Range: **700-1100**
Storeys: SF Source: **LBO Provided**
Lot Irreg: Lot Acres: **0.50 - 1.99**
Lot Front: **100.00** Fronting On: **N**
Lot Depth: **0.00**
Lot Size Code: **Feet**
Zoning: **R4 FH1**
Dir/Cross St: **HIGHWAY 400 TO EXIT 156 TO PORT SEVERN ROAD LEFT ONTO MINTENS LANE TO # 37 SIGN ON PROPERTY**

PIN #: **480180724** ARN #: **446503001502100** Contact After Exp: **No**
Holdover: **90**
Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: No	Exterior: Vinyl Siding	Utilities: Hydro Municipal
Fam Rm: Yes	Garage: No	Water: Municipal
Basement: Yes/Crawl Space, Unfinished	Gar/Gar Spcs: None/0.0	Water Supply Type: Yes
Fireplace/Stv: No	Drive Pk Spcs: 4.00	Water Meter: Yes
Interior Feat: Carpet Free, Propane Tank	Tot Pk Spcs: 4.00	Waterfront Feat: Dock, Trent System Not Applicable
Heat Source: Other	Pool: None	Waterfront Struc: Not Applicable
A/C: Yes/Wall Unit	Room Size: Street Lights, Cell Services	Well Capacity: Municipal
Central Vac: No	Rural Services: Smoke Detector	Well Depth: Unknown
Apex Age: 6-15	Security Feat: Smoke Detector	Sewers: Unknown
Elevator: No		Special Desig: Unknown
Property Feat: Golf		Farm Features: Unknown
Roof: Shingles		Winterized: Unknown
Foundation: Slab		
Soil Type: Generator - wired		
Alternate Power: Generator - wired		
Water Name: Little Lake		
Waterfront Y/N: Yes	Waterfront: Direct	
Water Struct: Not Applicable	Easements/Restr: Unknown	
Water Features: Dock, Trent System		
Under Contract: Yes		
Access To Property: Yr Rnd Municipal Rd	Dev Charges Paid: Yes	HST App To SP: Included In
Shoreline: Natural, Weedy	Shoreline Exposure: North	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name: GeoWarehouse
View: Private	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to your lakeside haven on beautiful Little Lake, just one lock from Georgian Bay. Perfectly situated within walking distance to shops, restaurants, the beach, and the boat launch, this charming waterfront home offers the ideal blend of convenience and year-round comfort. Town water and sewer, regular road maintenance, and garbage collection make ownership effortless. Enjoy breathtaking views from the expansive deck overlooking 100 feet of pristine shoreline, complete with a private dock, firepit area, and relaxing swim spa. Inside, the 1,000 sq. ft. open-concept layout features a bright and stylish kitchen with all-new appliances including a gas stove flowing into an inviting living space with new hardwood floors throughout. The primary suite includes a walk-in closet, ensuite, and convenient laundry tower, while two additional bedrooms and a full bath provide plenty of room for family or guests. A survey and site plan for an addition offer exciting possibilities for the future. Whether you're seeking a peaceful weekend getaway or a full-time waterfront residence, this tranquil retreat invites you to start living your best lakeside life.**

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

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

Date Prepared: **11/04/2025**

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>
Living Room	Main	6.8 M X 3.42 M	22.30 Ft x 11.22 Ft		
Bedroom	Main	2.68 M X 3.42 M	8.79 Ft x 11.22 Ft		
Bedroom	Main	2.24 M X 3.42 M	7.34 Ft x 11.22 Ft		
Kitchen	Main	4.9 M X 3.41 M	16.07 Ft x 11.18 Ft		
Primary Bedroom	Main	3.42 M X 3.42 M	11.22 Ft x 11.22 Ft		
Bathroom	Main			4	
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