

# 84 MILLARD Drive, Port Severn, Ontario L0K 1S0

Listing

Client Full  
**Active / Residential**

**84 MILLARD Dr Port Severn**

Listing ID: 40594179  
Price: **\$970,000**



## Muskoka/Georgian Bay/Baxter Bungalow/House



Water Body: **Little Lake**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	<b>2</b>	<b>1</b>	<b>1</b>

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **933**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **933/Plans**  
 DOM: **1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,409.00/2023**

### Remarks/Directions

Public Rmks: **Welcome to your charming lakeside retreat on Little Lake! This delightful 2-bedroom, 1-bathroom cottage offers stunning southern views and is surrounded by picturesque wind-swept pines, creating an idyllic setting for relaxation. The property features a brand new dock, perfect for boating and fishing, along with a 10-foot sandy beach and a rocky shoreline that provide a beautiful natural backdrop. Ample privacy ensures a serene escape, and a cozy bunkie is available to comfortably accommodate your guests. Just a short boat ride away, Port Severn offers a variety of restaurants, marinas, and shops, as well as access to the magnificent Georgian Bay and the Trent-Severn Waterway. Conveniently located just minutes off the highway and only 1.5 hours from the GTA, this cottage is an accessible getaway. The area also offers numerous recreational opportunities, including premier golf courses, skiing, and more, ensuring year-round enjoyment. This charming cottage on Little Lake is your perfect serene escape, blending natural beauty with convenient access to local amenities.**

Directions: **White Falls exit/Nicholson's Rd , Left onto Sweets Portage Rd, Right onto Island Dr, Left onto Millard Dr. Follow to #84**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Other**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Hard Bottom, Rocky**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Water View: **Direct Water View**  
 Boat House:  
 Frontage: **195.00**  
 Exposure: **South**  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Recreational Area, Seasonal Living**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **1952//Other**  
 Property Access: **Private Road**  
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**  
 Parking Spaces: **4**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **1.253/Acres**  
 Lot Front (Ft): **195.00**  
 Location: **Rural**  
 Area Influences: **Campground, Golf, Lake Access, Library, Major Highway, Marina, Place of Worship**  
 View: **Clear**  
 Topography:  
 Restrictions: **None**

Foundation: **Piers**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:  
 Driveway Spaces: **4.0**  
 Water Tmnt: **UV System**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **281.46**  
 Lot Irregularities:  
 Garage Spaces: **0.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **South**  
 Exposure: **South**

### Interior

Interior Feat: **Water Purifier**  
 Basement: **None**  
 Cooling: **None**  
 Heating: **Baseboard, Woodstove**  
 Under Contract: **None**  
 Lease to Own: **None**  
 Inclusions: **Refrigerator, Stove**

Basement Fin:  
 Contract Cost/Mo:

### Property Information

Common Elem Fee: **No**  
 Legal Desc: **PCL 14424 SEC MUSKOKA; PT BROKEN LT 20 CON 4 BAXTER BEING SUMMER RESORT LOCATION C.P. 245 AS IN PM4218, PT 1 & 2 35R8604 CLOSED BY LT117765; S/T THE RIGHT TO FLOOD & OVERFLOW THE SAID LAND TO A LINE WHICH IS DISTANT 66 FT IN PERPENDICULAR WIDTH FROM A LINE AT ELEVATION**

Local Improvements Fee:

**596.0 FT TRENT CANAL DATUM SUBJECT TO AN EASEMENT IN GROSS OVER PT 3 35R25344 AS IN MT181758 TOWNSHIP OF GEORGIAN BAY**

Zoning: **SR1**  
Assess Val/Year: **\$434,000/2023**  
PIN: **480190233**  
ROLL: **446503001305600**  
Possession/Date: **Flexible/**

Survey: **None/**  
Hold Over Days:  
Occupant Type: **Owner**  
  
Deposit: **5%**

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**Brokerage Information**

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List Date: **05/28/2024**

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



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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Myan Mclean, Employee  
Date Prepared: 05/29/2024

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