

## Property Client Full

## 37 MINTENS Lane, Georgian Bay, Ontario L0K 1S0

Listing

[37 MINTENS Lane Georgian Bay](#)**Active / Residential Freehold / Detached**

MLS®#: X13069562

List Price: **\$849,900**

New Listing



## Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$4,688.45/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 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**  
 Stores: SF Source: **LBO Provided**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **100.00** Fronting On: **N**  
 Lot Depth: **0.00** Builder Name:  
 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**  
 Holdover: **60**  
 Possession: **TBA**

ARN #: **446503001502100**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **Yes**  
 Basement: **Yes/Crawl Space, Unfinished**  
 Fireplace/Stv: **No**  
 Fireplace Feat: **Electric**  
 Interior Feat: **Carpet Free, Propane Tank**  
 Parking Feat: **Other, Private**  
 Heat: **Forced Air**  
 Heat Source: **Propane**  
 A/C: **Yes/Wall Unit**  
 Central Vac: **No**  
 Apx Age: **6-15**  
 Elevator: **No**  
 Property Feat: **Golf**  
 Roof: **Shingles**  
 Foundation: **Slab**

Exterior: **Vinyl Siding**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **4.00**  
 Tot Pk Spcs: **4.00**  
 Pool: **None**  
 Room Size:  
 Rural Services: **Street Lights, Cell Services**  
 Security Feat: **Smoke Detector**

Utilities: **Hydro Municipal**  
 Water:  
 Water Supply Type:  
 Water Meter: **Yes**  
 Waterfront Feat: **Dock, Trent System**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Sewer Unknown**  
 Special Desig:  
 Farm Features:  
 Winterized:

Soil Type:  
 Alternate Power: **Generator – wired**  
 Water Name: **Little Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Features: **Dock, Trent System**  
 Under Contract:  
 Access To Property: **Yr Rnd Municipal Rd**  
 Shoreline: **Natural, Weedy**  
 Shoreline Road Allowance: **Owned**  
 Docking Type: **Private**  
 View:

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North**

Water View: **Direct**  
 Lot Shape:

Channel Name:  
 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: LUCAS WILHELM, Administrator****Date Prepared: 05/01/2026**

## Rooms

**MLS®#: X13069562**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Living Room</b>	<b>Main</b>	<b>6.8 M X 3.42 M</b>	<b>22.30 Ft x 11.22 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.68 M X 3.42 M</b>	<b>8.79 Ft x 11.22 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.24 M X 3.42 M</b>	<b>7.34 Ft x 11.22 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>4.9 M X 3.41 M</b>	<b>16.07 Ft x 11.18 Ft</b>		
<b>Primary Bedroom</b>	<b>Main</b>	<b>3.42 M X 3.42 M</b>	<b>11.22 Ft x 11.22 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>4</b>	
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