

Property Client Full

525 HIAWATHA Road, Georgian Bay, Ontario L0K 1S0

Listing

525 HIAWATHA Rd Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X12919424
List Price: \$779,000

Muskoka/Georgian Bay/Gibson



Tax Amt/Yr: **\$2,261.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **26**
 Legal Desc: **PT RDAL IN FRONT LT 17 CON 4 GIBSON CLOSED BY BY-LAW LT249931 PT 1 35R19556; GEORGIAN BAY; THE DISTRICT MUNICIPALITY OF MUSKOKAPCL 20421 SEC MUSKOKA; PT LT 9 PL M288 GIBSON PT 1, BR1069 T/W PT 1-3, 35R10771 AS IN LT138195; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA;**

Style: **Bungalow** Rooms Rooms+: **5+0**
 Fractional Ownership: BR BR+: **2(2+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: **143.70** Fronting On: **E**
 Lot Depth: **177.94**
 Lot Size Code: **Acres**
 Zoning: **SR1**
 Dir/Cross St: **SOUTH GIBSON LAKE ROAD**

PIN #: **480070144** ARN #: **446502000903200** Contact After Exp: **No**
 Holdover: **30**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Water: Other
Fam Rm: No	Garage: No	Water Supply Type:
Basement: /None	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 6.00	Waterfront Feat: Dock
Fireplace Feat: Wood	Tot Pk Spcs: 6.00	Waterfront Struct: Not Applicable
Interior Feat: Storage	Pool: None	Well Capacity:
Heat Source:	Room Size:	Well Depth:
A/C: Yes/Window Unit	Rural Services:	Sewers: Septic
Central Vac: No	Security Feat:	Special Desig: Unknown
Retirement: No		Farm Features:
Property Feat:		Winterized:
Exterior Feat: Deck, Fishing, Privacy, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Piers		
Topography: Level		
Soil Type:		
Alternate Power: Other		
Water Name: Gibson Lake	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Features: Dock		
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Yr Rnd Municipal Rd		
Shoreline: Deep, Sandy	Shoreline Exposure:	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake, Trees/Woods, Water	Lot Shape: Irregular	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Welcome to your lakefront home on beautiful Gibson Lake. This two-bedroom, one-bathroom cottage offers direct waterfront access and a tranquil setting, perfect for weekend getaways or year-round use. Enjoy peaceful mornings on the deck with uninterrupted lake views, or head down to the private dock for swimming, paddling or fishing. Inside, the open-concept layout is bright and open, with large windows that fill the space with natural light and frame the surrounding trees and water. The interior is a clean slate, ready for your personal touch. The detached storage shed on the property offers extra space, or could be used as a small workshop. Located in Georgian Bay with easy access to Highway 400, this cottage offers the perfect balance of seclusion and convenience. Don't miss this rare opportunity to own on Gibson Lake contact us today to book your private showing! *** Cottage was just recently painted to the colour featured in picture #2, new flooring throughout main floor, new baseboard heaters and a new 100 amp service for the property was put in.**

Inclusions: **FRIDGE, STOVE**

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

Prepared By: **JOHN MATTHEWS, Broker of Record**

Date Prepared: **04/20/2026**

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>
Kitchen	Main	2.9 M X 3.66 M	9.51 Ft x 12.00 Ft		Wood Stove
Dining Room	Main	3.96 M X 3.2 M	12.99 Ft x 10.49 Ft		
Living Room	Main	4.57 M X 2.74 M	14.99 Ft x 8.98 Ft		
Sunroom	Main	3.35 M X 1.68 M	10.99 Ft x 5.51 Ft		
Bedroom	Main	2.9 M X 2.13 M	9.51 Ft x 6.98 Ft		
Bathroom				3	

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