

Property Client Full

64 Valley Road, Georgian Bay, Ontario L0K 1S0

Listing

64 Valley Rd Georgian Bay

Active / Residential Freehold / Detached

MLS®#: X12019478

List Price: \$999,000

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: \$3,540.36/2024 Transaction: Sale
SPIS: No DOM 111
Legal Desc: PCL 16946 SEC MUSKOKA; LT 4 PL M205 BAXTER S/T & T/W LT307015; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Style: Bungalow Raised Rooms Rooms+: 1+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 2(1+1)
Link: No SF Range: 1500-2000
Storeys: SF Source:
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 68.00 Fronting On: N
Lot Depth: 403.00
Lot Size Code: Feet
Zoning: RS1
Dir/Cross St: LODGE RD & VALLEY RD

PIN #:	480190202	ARN #:	446503001402200	Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	TBA				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	No Gas, Hydro, No Sewers, No Cable, Telephone Available
Fam Rm:	Yes	Drive:	Private	Water:	Other
Basement:	Yes/Finished W/O, Full	Garage:	No	Water Sup Type:	Lake/River
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Water Meter:	
Interior Feat:	Carpet Free, Water Heater	Drive Pk Spcs:	3.00	Waterfront Feat:	Dock, Waterfornt - Road Between
Heat:	Baseboard, Electric	Tot Pk Spcs:	3.00	Waterfront Struc:	
A/C:	Yes/Wall Unit	Pool:	None	Well Capacity:	
Central Vac:	No	Room Size:		Well Depth:	
Apx Age:	51-99	Rural Services:	Electrical, Internet Other	Sewers:	Septic
Elevator:	No/None	Security Feat:	Smoke Detector	Special Desig:	Unknown
Retirement:	No			Farm Features:	
Property Feat:	Beach, Clear View, Hospital, Lake/Pond, Library			Winterized:	
Exterior Feat:	Awnings, Deck, Fishing				
Roof:	Asphalt Shingle				
Foundation:	Block				
Soil Type:					
Alternate Power:	None				
Lease To Own Items:	None				
Water Name:	Little Lake	Waterfront:	Direct	Waterfront Frontage (M):	20.72
Waterfront Y/N:	Yes	Easements/Restr:	Right of Way		
Water Struct:					
Water Features:	Dock, Waterfornt - Road Between	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Under Contract:	None				
Access To Property:	Fees Apply, R.O.W. (Deeded), Yr Rnd Private Rd				
Shoreline:	Clean, Natural	Shoreline Exposure:	South		
Shoreline Road Allowance:	Not Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: Welcome to 64 Valley Rd, a stunning waterfront property on Little Lake/Gloucester Pool, offering 1500+ sq. ft. of living space with breathtaking south-facing open views. This 3-bedroom, 2-bathroom cottage is perfect for relaxing or entertaining in all seasons. Step outside to the extra-large wrap-around deck, featuring an updated glass railing, where you can soak in the panoramic lake views. The private dock with a Sea-Doo lift makes enjoying the water effortless, and you're just minutes from Georgian Bay one of the best boating destinations in the world! Conveniently located just minutes from Lock 45 in Port Severn and with easy access off HWY 400, this property is ideal for both summer adventures and winter escapes. The snowmobile trail is right next door, and you're just 15 minutes from Mount St. Louis Moonstone Ski Hill for endless outdoor fun year-round. Don't miss this rare opportunity to own a four-season waterfront getaway in the heart of Ontario's cottage country!

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 07/03/2025

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>
Kitchen	Main	2.23 M X 3.75 M	7.31 Ft x 12.30 Ft		
Dining Room	Main	3.88 M X 3.75 M	12.72 Ft x 12.30 Ft		
Living Room	Main	2.99 M X 3.8 M	9.80 Ft x 12.46 Ft		
Bedroom	Main	3.02 M X 2.61 M	9.90 Ft x 8.56 Ft		
Primary Bedroom	Main	2.53 M X 3.99 M	8.30 Ft x 13.09 Ft		
Recreation	Lower	4.37 M X 7.2 M	14.33 Ft x 23.62 Ft		
Bedroom	Lower	3.02 M X 2.29 M	9.90 Ft x 7.51 Ft		
Bedroom	Lower	4.56 M X 3.5 M	14.96 Ft x 11.48 Ft		
Bathroom	Main			4	
Bathroom	Ground			2	

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