

## 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: \$729,000**

**Price Decrease**

### Muskoka/Georgian Bay/Gibson



Tax Amt/Yr: **\$2,261.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **90**  
 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 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** Builder Name:  
 Lot Size Code: **Acres**  
 Zoning: **SR1**  
 Dir/Cross St: **SOUTH GIBSON LAKE ROAD**

PIN #: **480070144**  
 Holdover: **30**  
 Possession: **TBA**

ARN #: **446502000903200**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **/None**  
 Fireplace/Stv: **Yes**  
 Fireplace Feat: **Wood**  
 Interior Feat: **Storage**  
 Heat Source: **Wood**  
 A/C: **Yes/Window Unit**  
 Central Vac: **No**  
 Retirement: **No**  
 Property Feat:  
 Exterior Feat: **Deck, Fishing, Privacy, Year Round Living**

Exterior: **Wood**  
 Garage: **No**  
 Gar/Gar Spcs: **None/0.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **6.00**  
 Pool: **None**  
 Room Size:  
 Rural Services:  
 Security Feat:

Water: **Other**  
 Water Supply Type:  
 Water Meter:  
 Waterfront Feat: **Dock**  
 Waterfront Struc: **Not Applicable**  
 Well Capacity:  
 Well Depth:  
 Sewers: **Septic**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Roof: **Asphalt Shingle**  
 Foundation: **Piers**  
 Topography: **Level**  
 Soil Type:  
 Alternate Power: **Other**  
 Water Name: **Gibson Lake**  
 Waterfront Y/N: **Yes**  
 Water Struct: **Not Applicable**  
 Water Frontage: **43.80**  
 Water Features: **Dock**  
 Under Contract:  
 Access To Property: **Yr Rnd Municipal Rd**  
 Shoreline: **Deep, Sandy**  
 Shoreline Road Allowance: **Owned**  
 Docking Type: **Private**  
 View: **Lake, Trees/Woods, Water**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**  
 Lot Shape: **Irregular**

Channel Name:  
 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: **MYAN MCLEAN, Administrator**

Date Prepared: **06/23/2026**

|                   |       |                     |                       |                 |            |
|-------------------|-------|---------------------|-----------------------|-----------------|------------|
| MLS® #: X12919424 |       |                     |                       |                 |            |
| Room              | Level | Dimensions (Metric) | Dimensions (Imperial) | Bathroom Pieces | Features   |
| Kitchen           | Main  | 2.9 M X 3.66 M      | 9.51 Ft x 12.01 Ft    | 3               | Wood Stove |
| Dining Room       | Main  | 3.96 M X 3.2 M      | 12.99 Ft x 10.50 Ft   |                 |            |
| Living Room       | Main  | 4.57 M X 2.74 M     | 14.99 Ft x 8.99 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 6.99 Ft     |                 |            |
| Bedroom           | Main  | 2.43 M X 3.04 M     | 7.97 Ft x 9.97 Ft     |                 |            |
| Bathroom          |       |                     |                       |                 |            |