

Property Client Full

64 Valley Road, Georgian Bay, Ontario L0K 1S0

Listing

64 Valley Rd Georgian Bay

Active / Residential Freehold / Detached

MLS®#: X13827618

List Price: \$915,000

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: \$3,540.00/2025 Transaction: Sale
SPIS: No DOM
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: Plans
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 68.00 Fronting On: N
Lot Depth: 403.00 Builder Name:
Lot Size Code: Feet
Zoning: RS1
Dir/Cross St: LODGE RD & VALLEY RD

PIN #: 480190202 ARN #: 446503001402200 Contact After Exp: No
Holdover: 0 Survey Year/Type: Available
Possession: FLEXIBLE Possession Date:

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

Remarks/Directions

Client Rmks: Welcome to 64 Valley Rd - your four-season waterfront escape on Little Lake/Gloucester Pool. Offering over 1,500 sq. ft. of living space, this charming 3-bedroom, 2-bathroom cottage enjoys beautiful south-facing, open water views and an incredible setting for relaxing, entertaining, and enjoying cottage life year-round. Take in the scenery from the extra-large wrap-around deck, complete with updated glass railing and plenty of space for outdoor dining and lounging. Just steps away, the private dock with Sea-Doo lift makes getting out on the water easy, with Georgian Bay and its endless boating opportunities just minutes away. The location is appealing for year-round adventure. Enjoy convenient access to Lock 45 in Port Severn, while Highway 400 makes the property an easy escape from the city. In winter, the snowmobile trail is right next door, and Mount St. Louis Moonstone is approximately 15 minutes away for skiing and winter recreation. Whether you're looking for a summer cottage, a winter retreat, or a place to enjoy every season, 64 Valley Rd offers the perfect combination of waterfront living, outdoor adventure, and accessibility in the heart of Ontario's cottage country.

Inclusions: **Moffat oven, Microwave, Dishwasher, Kenmore stackable washer and dryer. See Schedule C for furniture chattel list**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **09/25/2026**

Rooms

MLS® #: X13827618

<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	7.32 Ft x 12.30 Ft		
Bedroom	Lower	4.56 M X 3.5 M	14.96 Ft x 11.48 Ft		
Office	Lower	3.02 M X 2.29 M	9.91 Ft x 7.51 Ft		
Recreation	Lower	4.37 M X 7.2 M	14.34 Ft x 23.62 Ft		
Bedroom	Main	3.02 M X 2.61 M	9.91 Ft x 8.56 Ft		
Dining Room	Main	3.88 M X 3.75 M	12.73 Ft x 12.30 Ft		
Living Room	Main	2.99 M X 3.8 M	9.81 Ft x 12.47 Ft		
Primary Bedroom	Main	2.53 M X 3.99 M	8.30 Ft x 13.09 Ft		
Bathroom	Main			4	
Bathroom	Ground			2	

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