

**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: **65**  
 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** Builder Name:  
 Lot Size Code: **Acres**  
 Zoning: **SR1**  
 Dir/Cross St: **SOUTH GIBSON LAKE ROAD**

PIN #: **480070144** ARN #: **446502000903200** Contact After Exp: **No**  
 Holdover: **30** Survey Year/Type: **None**  
 Possession: **TBA** Possession Date:

Kitch Kitch + <b>1 (1+0)</b>	Exterior: <b>Wood</b>	Water: <b>Other</b>
Fam Rm: <b>No</b>	Garage: <b>No</b>	Water Supply Type:
Basement: <b>/None</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Fireplace/Stv: <b>Yes</b>	Drive Pk Spcs: <b>6.00</b>	Waterfront Feat: <b>Dock</b>
Fireplace Feat: <b>Wood</b>	Tot Pk Spcs: <b>6.00</b>	Waterfront Struct: <b>Not Applicable</b>
Interior Feat: <b>Storage</b>	Pool: <b>None</b>	Well Capacity:
Heat Source:	Room Size:	Well Depth:
A/C: <b>Yes/Window Unit</b>	Rural Services:	Sewers: <b>Septic</b>
Central Vac: <b>No</b>	Security Feat:	Special Desig: <b>Unknown</b>
Retirement: <b>No</b>		Farm Features:
Property Feat:		Winterized:
Exterior Feat: <b>Deck, Fishing, Privacy, Year Round Living</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Piers</b>		
Topography: <b>Level</b>		
Soil Type:		
Alternate Power: <b>Other</b>		
Water Name: <b>Gibson Lake</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Waterfront Y/N: <b>Yes</b>	Easements/Restr: <b>Unknown</b>	
Water Struct: <b>Not Applicable</b>		
Water Frontage: <b>43.80</b>		
Water Features: <b>Dock</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Yr Rnd Municipal Rd</b>	Shoreline Exposure:	
Shoreline: <b>Deep, Sandy</b>		
Shoreline Road Allowance: <b>Owned</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake, Trees/Woods, Water</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>MPAC</b>

**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: **05/29/2026**

Rooms

**MLS®#: X12919424**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>2.9 M X 3.66 M</b>	<b>9.51 Ft x 12.00 Ft</b>		<b>Wood Stove</b>
<b>Dining Room</b>	<b>Main</b>	<b>3.96 M X 3.2 M</b>	<b>12.99 Ft x 10.49 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>4.57 M X 2.74 M</b>	<b>14.99 Ft x 8.98 Ft</b>		
<b>Sunroom</b>	<b>Main</b>	<b>3.35 M X 1.68 M</b>	<b>10.99 Ft x 5.51 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.9 M X 2.13 M</b>	<b>9.51 Ft x 6.98 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>2.43 M X 3.04 M</b>	<b>7.97 Ft x 9.97 Ft</b>		
<b>Bathroom</b>				<b>3</b>	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026