

Property Client Full

202 Whites Falls Road, Georgian Bay, Ontario L0K 1S0

Listing

[202 Whites Falls Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13020408

List Price: \$2,995,000

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: \$9,639.00/2025 Transaction: Sale  
 SPIS: No DOM: 0  
 Legal Desc: **FIRSTLY: PART LOT 24 CON 9 BAXTER BEING PART COLONIZATION ROAD PART 1 PLAN 35R25694 (CLOSED BY BY-LAW MT203014); PART SHORE ROAD ALLOWANCE IN FRONT OF LOT 24 CON 9 BAXTER PARTS 2 & 4 PLAN 35R25694 (CLOSED BY BY-LAW MT203014); PART SHORE ROAD ALLOWANCE IN FRONT OF LOT 24 CON 9 BAXTER PART OF BAXTER COLONIZATION ROAD PART 3 PLAN 35R25694 (CLOSED BY BY-LAW MT203014) SECONDLY: PART LOT 24 CON 9 BAXTER PARTS 1,2,3 & 4 BR362; T/W PART 5 AS IN BR362;**

Style: 1 1/2 Storey Rooms Rooms+: 14+0  
 Fractional Ownership: BR BR+: 4(4+0)  
 Assignment: Baths (F+H): 5(4+1)  
 Link: No SF Range: 3500-5000  
 Storeys: 1.5 SF Source: MPAC  
 Lot Irreg: Lot Acres: 0.50 - 1.99  
 Lot Front: 228.08 Fronting On: E  
 Lot Depth: 151.47  
 Lot Size Code: Feet  
 Zoning: SR  
 Dir/Cross St: SOUTH BAY ROAD

PIN #: 480202080 ARN #: 446503002407100 Contact After Exp: No  
 Holdover: 30 Possession Date:  
 Possession: TBA

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Water:	Other
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	
Basement:	Yes/Finished W/O, Full	Gar/Gar Spcs:	Attached Garage/3.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	3.00	Waterfront Feat:	Dock, Waterfront - Deeded, Winterized
Fireplace Feat:	Family Room, Living Room, Propane	Tot Pk Spcs:	6.00	Waterfront Struc:	Not Applicable
Interior Feat:	Primary Bedroom - Main Floor	Pool:	None	Well Capacity:	
Parking Feat:	Private	Room Size:		Well Depth:	
Heat:	Forced Air	Rural Services:		Sewers:	Septic
Heat Source:	Propane	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Central Air			Farm Features:	
Central Vac:	No			Winterized:	Fully
Apx Age:	6-15				
Laundry Lev:	Main				
Property Feat:					
Exterior Feat:	Deck, Fishing, Patio, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Block				
Topography:	Sloping, Waterway				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Gloucester Pool	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Not Applicable	Dev Charges Paid:		HST App To SP:	Included In
Water Features:	Dock, Waterfront - Deeded, Winterized				
Under Contract:					
Access To Property:	Yr Rnd Municipal Rd				
Shoreline:	Deep, Rocky	Shoreline Exposure:	East		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake, River, Water	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to 202 Whites Falls Road, a breathtaking waterfront retreat on Gloucester Pool, part of the renowned Trent Severn Waterway with access to Georgian Bay. This luxurious 4-bedroom, 5-bathroom home combines modern elegance and comfort, offering an open-concept layout, soaring ceilings, and expansive windows that showcase stunning lake views. Designed with entertaining in mind, the spacious living and dining areas are bathed in natural light, while the high-end kitchen with a large island is a chef's dream. The primary bedroom offers a private escape with a spa-like ensuite and mesmerizing water views. Three additional bedrooms, each with its own ensuite, provide ample space for family and guests. Step outside to enjoy direct waterfront access, perfect for boating, swimming, or simply relaxing by the shore.**

In every season, this location shines-golfing and skiing are both close by, offering year-round recreation just minutes from your doorstep. With a 3-car garage offering generous storage, this property blends luxury, nature, and convenience, just minutes from Highway 400. Don't miss this rare opportunity.

Inclusions: **WASHER, DRYER, FRIDGE, STOVE, WINDOW COVERINGS AND LIGHT FIXTURES**

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

Prepared By: **MYAN MCLEAN, Administrator**

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

Rooms

**MLS®#: X13020408**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	2.58 M X 2.49 M	8.46 Ft x 8.16 Ft		
Great Room	Main	5.75 M X 6.34 M	18.86 Ft x 20.80 Ft		Floor/Ceil Fireplace W/O To Deck
Dining Room	Main	5.3 M X 3.6 M	17.38 Ft x 11.81 Ft		
Kitchen	Main	5.3 M X 3.74 M	17.38 Ft x 12.27 Ft		
Sunroom	Main	4.16 M X 3.71 M	13.64 Ft x 12.17 Ft		W/O To Sundeck
Primary Bedroom	Main	5.36 M X 4.24 M	17.58 Ft x 13.91 Ft		5 Pc Ensuite, W/W Closet
Powder Room	Main	1.99 M X 1.78 M	6.52 Ft x 5.83 Ft		2 Pc Bath
Laundry	Main	3.2 M X 2.96 M	10.49 Ft x 9.71 Ft		
Bedroom	Second	5.34 M X 5.29 M	17.51 Ft x 17.35 Ft		3 Pc Ensuite
Bedroom	Second	5.28 M X 5.27 M	17.32 Ft x 17.29 Ft		4 Pc Ensuite
Sitting	Second	2.59 M X 3.83 M	8.49 Ft x 12.56 Ft		
Family Room	Basement	5.7 M X 6.36 M	18.70 Ft x 20.86 Ft		
Bedroom	Basement	4.01 M X 3.48 M	13.15 Ft x 11.41 Ft		
Furnace	Basement	5.12 M X 1.76 M	16.79 Ft x 5.77 Ft		
Office	Basement	5.26 M X 7.07 M	17.25 Ft x 23.19 Ft		
Other	Basement	6.66 M X 3.36 M	21.85 Ft x 11.02 Ft		
Bathroom	Main			5	
Bathroom	Main			2	
Bathroom	Second			4	
Bathroom	Second			3	
Bathroom	Basement			3	

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