

Property Client Full

64 Valley Road, Georgian Bay, Ontario L0K 1S0

Listing

[64 Valley Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS® #: X13083718

List Price: \$959,000

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$3,540.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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**
 Holdover: **0**
 Possession: **TBA**

ARN #: **446503001402200**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Available**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished W/O, Full**
 Fireplace/Stv: **No**
 Interior Feat: **Carpet Free, Water Heater**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **Yes/Wall Unit**
 Central Vac: **No**
 Apx Age: **51-99**
 Elevator: **No/**
 Laundry Lev: **Lower**
 Retirement: **No**
 Property Feat: **Beach, Clear View, Hospital, Lake/Pond, Library, Electric Car Charger**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **3.00**
 Pool: **None**
 Room Size:
 Rural Services: **Electrical, Internet Other**
 Security Feat: **Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available Other**
 Water: **Lake/River**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Dock, Waterfront - Road Between Not Applicable**
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Exterior Feat: **Awnings, Deck, Fishing**
 Roof: **Asphalt Shingle**
 Foundation: **Block**
 Topography: **Flat**
 Soil Type:
 Alternate Power: **None**

Water Name: **Little Lake**
 Waterfront Y/N: **Yes** Waterfront: **Direct**
 Water Struct: **Not Applicable** Easements/Restr: **Right of Way**
 Water Features: **Dock, Waterfront - Road Between**
 Under Contract: Dev Charges Paid:
 Access To Property: **Fees Apply, R.O.W. (Deeded), Yr Rnd Private Rd** HST App To SP: **Included In**
 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!**

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 705-765-1820**

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **05/05/2026**

Rooms

MLS®#: X13083718

<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		
Office	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	

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