

Property Client Full

800 Haskett's Drive, Georgian Bay, Ontario L0K 1S0

Listing

800 Haskett's Dr Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X12071651
 List Price: **\$1,699,000**

Price Decrease

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$5,991.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **21**
 Legal Desc: **PCL 24848 SEC MUSKOKA; LT 4 PL M468 BAXTER; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **11+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **2.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **140.00** Fronting On: **S**
 Lot Depth: **0.00**
 Lot Size Code: **Feet**
 Zoning: **SR6**
 Dir/Cross St: **Big Rock Road/Hasketts Drive**

PIN #: **480201040** ARN #: **446503003600903** Contact After Exp: **No**
 Holdover: **60**
 Possession: **TBA** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Wood	Water: Well
Fam Rm: Yes	Drive: Right Of Way	Water Inc: Drilled Well
Basement: No/None	Garage: Yes	Water Meter: Trent System, Waterfront - Deeded
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/2.0	Waterfront Feat:: Deeded
Fireplace Feat: Living Room, Wood	Drive Pk Spcs: 5.00	Waterfront Struc:
Interior Feat: Other, Water Heater Owned	Tot Pk Spcs: 7.00	Well Capacity:
Heat: Heat Pump, Other Fuel	Pool: None	Well Depth:
A/C: Yes/Other	Room Size:	Sewers: Septic
Central Vac: No	Energy Gener: Generator-Wired	Special Desig: Other
Property Feat:	Rural Services:	Farm Features:
Exterior Feat: Deck, Fishing, Lighting, Porch, Privacy, Year Round Living	Security Feat:	Winterized:
Roof: Asphalt Shingle		
Foundation: Piers		
Soil Type:		
Water Name: Six Mile Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 42.67
Water Struct:	Easements/Restr: Right of Way	
Water Features: Trent System, Waterfront - Deeded	Dev Charges Paid:	HST App To SP: Not Subject to HST
Under Contract:		
Access To Property: Public Road, Yr Rnd Municipal Rd	Shoreline Exposure: South/West	
Shoreline: Deep		
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View:	Lot Shape:	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Welcome to your dream Muskoka getaway! This stunning four-season cottage is nestled in one of Ontarios most sought-after regions, just 90 minutes from the 401 and easily accessible year-round via a well-maintained road. Perfect as a full-time residence, seasonal retreat, or investment property, this turn-key cottage offers the ideal blend of rustic charm and modern comfort. Step inside to a bright and spacious open-concept layout featuring soaring vaulted ceilings, a cozy wood stove, and expansive windows that flood the space with natural light while offering panoramic views of the lake. Patio doors lead to a brand-new, oversized deck perfect for entertaining or enjoying quiet mornings surrounded by nature. This thoughtfully designed property comfortably sleeps up to 8, with 4 beautifully appointed bedrooms. There are 2 full bathrooms, 2 living areas, and a fully equipped kitchen with stainless steel appliances, including a dishwasher, microwave, stove/oven, and fridge. Outdoors, enjoy a newly built dock with iconic red Muskoka chairs ideal for watching the sunrise or sunset over the lake. The deep, calm water off the dock is perfect for swimming or launching water toys. For evenings under the stars, gather around the outdoor fire pit. A propane BBQ is included, and a generator ensures you're never without power. Located just minutes from Six Mile Lake Provincial Park, you'll also have easy access to a sandy beach and hiking trails, making this the perfect base for outdoor adventures year-round. Don't miss your chance to own a slice of Muskoka paradise.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/30/2025**

Rooms

MLS® #: X12071651

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Bedroom	Main	2.74 M X 3.66 M	8.98 Ft x 12.00 Ft		
Dining Room	Main	3.66 M X 2.74 M	12.00 Ft x 8.98 Ft		
Kitchen	Main	3.66 M X 4.57 M	12.00 Ft x 14.99 Ft		
Family Room	Main	4.57 M X 3.66 M	14.99 Ft x 12.00 Ft		Skylight
Living Room	Main	3.66 M X 6.4 M	12.00 Ft x 20.99 Ft		
Laundry	Main	1.52 M X 3.35 M	4.98 Ft x 10.99 Ft		
Bedroom	Second	2.74 M X 3.35 M	8.98 Ft x 10.99 Ft		
Primary Bedroom	Second	4.88 M X 3.35 M	16.01 Ft x 10.99 Ft		
Bedroom	Second	3.66 M X 3.66 M	12.00 Ft x 12.00 Ft		
Bathroom				3	
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