

Property Client Full

1083 Harrison Trail, Georgian Bay, Ontario P0C 1H0

Listing

1083 Harrison Tr Georgian Bay
Active / Residential Freehold / Detached

MLS®#: **X12158460**
 List Price: **\$695,000**

Price Decrease



Muskoka/Georgian Bay/Freeman

Tax Amt/Yr: **\$2,344.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **99**
 Legal Desc: **PCL 19579 SEC MUSKOKA; SUMMER RESORT LT 72 PL M413 FREEMAN; PT RDAL IN FRONT OF LT 46 CON 8 FREEMAN CLOSED BY LT118001; PT 10 35R8298; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style:	Bungalow	Rooms Rooms+:	3+0
Fractional Ownership:		BR BR+:	1(1+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	< 700
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	
Lot Front:	161.00	Fronting On:	S
Lot Depth:	369.96		
Lot Size Code:	Feet		
Dir/Cross St:	12 Mile Bay Road		

PIN #: **480030090** ARN #: **446501001507700** Contact After Exp: **No**
 Holdover: **30**
 Possession: Possession Date: **2025-06-20**

Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Wood	Water:	Other
Fam Rm:	No	Drive:	Front Yard	Water Meter:	
Basement:	No/None	Garage:	No	Waterfront Feat:	Waterfront - Deeded Access
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Waterfront Struc:	
Fireplace Feat:	Wood Stove	Drive Pk Spcs:	4.00	Well Capacity:	
Interior Feat:	Primary Bedroom - Main Floor	Tot Pk Spcs:	4.00	Well Depth:	
Heat:	Woodburning, Other	Pool:	None	Sewers:	None
A/C:	No/None	Room Size:		Special Desig:	Unknown
Central Vac:	No	Rural Services:		Farm Features:	
Apx Age:	51-99	Security Feat:		Winterized:	Fully
Property Feat:					
Exterior Feat:	Deck, Privacy, Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Other				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Georgian Bay	Waterfront:	Direct	Waterfront Frontage (M):	161.00
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:					
Water Features:	Waterfront - Deeded Access				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Rocky	Shoreline Exposure:			
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Water	Lot Shape:	Irregular	Lot Size Source:	MPAC

Remarks/Directions

Client Rmks: **Charming 4-Season Rustic Cabin on 12 Mile Bay. Escape to this cozy, open-concept cabin nestled on the shores of 12 Mile Bay, offering seamless access to the stunning waters of Georgian Bay. This 4-season retreat boasts a warm, rustic charm with a wood-burning stove, perfect for chilly evenings. Enjoy breathtaking sunset views from the deck, thanks to the desirable southern exposure. The property offers excellent privacy, with great water for fishing and crystal-clear swimming right off the dock. Whether you're looking for a peaceful getaway or an adventure-filled retreat, this cabin is the perfect place to unwind and reconnect with nature.**

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

Prepared By: **BOB CLARKE, REALTOR Salesperson**

Date Prepared: **08/27/2025**

