Property Client Full

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

Listing

733 Whites Falls Rd Georgian Bay

Active / Residential Freehold / Detached

Muskoka/Georgian Bay/Baxter

\$7,188.00/2024 Tax Amt/Yr: Transaction: SPIS: No DOM

Legal Desc: PCL 12-1 SEC 35M639; BLK 12 PL 35M639 BAXTER S/T

RIGHT IN LT168844; GEORGIAN BAY; THE DISTRICT

MLS®#: X12179731

New Listing

List Price: **\$1,995,000**

Sale

MUNICIPALITY OF MUSKOKA less

Style: 2 Storey Rooms Rooms+: 17+0 Fractional Ownership: BR BR+: 5(5+0) Assignment: Baths (F+H): 4(3+1) SF Range: 5000+ Link: No Storeys:

2.0 SF Source:

Lot Irreg: Lot Acres: 2 - 4.99Lot Front: 475.00 Fronting On: Ν 787.00 Lot Depth:

Lot Size Code: Feet Zoning: SR6

Dir/Cross St: Highway 400

PIN #: 480200044 ARN #: 446503002714200 Contact After Exp: No Holdover:

Possession: **FLEXIBLE** Possession Date:

Kitch Kitch + Wood Water: Well 1 (1+0) Exterior: Island YN: **Private** Water Meter: No Drive: Waterfront Feat: Dock Fam Rm: Yes Garage: Yes Attached Garage/2.0 Basement: Yes/Partial Basement, Gar/Gar Spcs: Waterfront Struc:

Partially Finished Drive Pk Spcs: 4.00 Well Capacity: Tot Pk Spcs: Well Depth: Fireplace/Stv: Yes 6.00 Pool: None Sewers:

Fireplace Feat: Natural Gas, Wood Septic Interior Feat: Carpet Free, Central Room Size: Special Desig: Unknown Vacuum, Countertop Rural Services: Farm Features: Range, In-Law Suite, Built-Security Feat: Winterized:

In Oven, Propane Tank,

Water Heater Heat: Forced Air, Propane

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A/C: No/None Central Vac: Yes Apx Age: 16-30 Retirement:

Property Feat: Campground, Golf, Lake

Access, Skiing, Waterfront

Exterior Feat: Deck, Privacy

Roof: Metal Foundation:

Block, Concrete

Soil Type:

Alternate Power: Unknown Lease To Own Items: None Water Name: Six Mile Lake

Waterfront Y/N: Waterfront: Direct Waterfront Frontage (M): 144.78 Easements/Restr: Unknown

Water Struct: Water Features: Dock

Hot Water Heater, Security HST App To SP: Included In Under Contract: Dev Charges Paid:

System Access To Property: Yr Rnd Municpal Rd

Shallow, Weedy Shoreline: Shoreline Exposure: North

Shoreline Road Allowance: Owned

Docking Type: **Private** Water View: Direct Channel Name:

Forest, Lake, Trees/Woods, Lot Shape: Irregular Lot Size Source: MPAC View: Water

Remarks/Directions

Client Rmks: Stunning Custom Waterfront Estate on Six Mile Lake nestled on 3.5 private acres with 450 feet of pristine shoreline, this custom-designed waterfront home offers the ultimate in lakeside living. Built in 1996 with craftsmanship and comfort in mind, this 3,800 sq ft retreat boasts 5 spacious bedrooms and an exceptional blend of luxury and nature. Enjoy the serenity of Six Mile Lake from not one but two private docks,

including a deep water dock with 6-foot depth ideal for boating, swimming, or simply soaking in the views. Inside, you'll find solid birch floors and ceramic tile throughout, along with elegant touches like granite countertops in the kitchen, and a screened-in porch perfect for morning coffee or evening relaxation. The kitchen flows seamlessly to both the deck and the open-concept living room, offering easy indoor-outdoor entertaining. The double-sided wood-burning fireplace anchors the main floor, while the master suite features its own double-sided gas fireplace, creating a warm, inviting ambiance. Wake up to lake views and step directly onto your private deck. This is more than a home it's a lifestyle. Also included is your own

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

Prepared By: JENNY BELCOURT, Administrator

Date Prepared: 05/28/2025

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MLS®#: X1217	79731					
<u>Room</u>	Level	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	Bathroom Pieces	<u>Features</u>	
Foyer	Main	3.6 M X 2.05 M	11.81 Ft x 6.72 Ft			
Kitchen	Main	4.36 M X 2.79 M	14.30 Ft x 9.15 Ft			
Breakfast	Main	4.36 M X 2.85 M	14.30 Ft x 9.35 Ft			
Living Room	Main	6.44 M X 4.63 M	21.12 Ft x 15.19 Ft		Combined w/Dining	
Family Room	Main	5.82 M X 4.62 M	19.09 Ft x 15.15 Ft			
Recreation	Main	5.62 M X 5.56 M	18.43 Ft x 18.24 Ft			
Sitting	Main	3.82 M X 3.6 M	12.53 Ft x 11.81 Ft			
Laundry	Main	4.36 M X 2.43 M	14.30 Ft x 7.97 Ft			
Sunroom	Main	4.19 M X 2.73 M	13.74 Ft x 8.95 Ft			
Primary Bedroom	Second	5.54 M X 4.59 M	18.17 Ft x 15.05 Ft		4 Pc Ensuite, W/I Closet	
Bedroom	Second	4.94 M X 3.88 M	16.20 Ft x 12.72 Ft		, -	
Bedroom	Second	4.76 M X 2.84 M	15.61 Ft x 9.31 Ft			
Bedroom	Second	4.71 M X 2.86 M	15.45 Ft x 9.38 Ft			
Sunroom	Second	3.68 M X 2.26 M	12.07 Ft x 7.41 Ft			
Bedroom	Basement	5.86 M X 4.66 M	19.22 Ft x 15.28 Ft		Walk-Out	
Utility Room	Basement	6.18 M X 2.48 M	20.27 Ft x 8.13 Ft			
Cold/Cant	Basement	6.8 M X 1.64 M	22.30 Ft x 5.38 Ft			
Bathroom	Main			2		
Bathroom	Second			4		
Bathroom	Second			4		
Bathroom	Basement			3		
Photos						
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