

## Property Client Full

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

Listing

[733 Whites Falls Rd Georgian Bay](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12179731**

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

**New Listing**

### Muskoka/Georgian Bay/Baxter



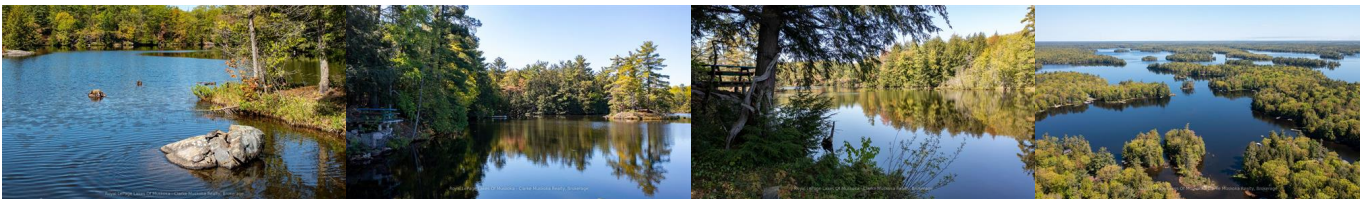
Tax Amt/Yr: **\$7,188.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PCL 12-1 SEC 35M639; BLK 12 PL 35M639 BAXTER S/T RIGHT IN LT168844; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA less**

Style: **2 Storey** Rooms Rooms+: **17+0**  
Fractional Ownership: **BR BR+: 5(5+0)**  
Assignment: **Baths (F+H): 4(3+1)**  
Link: **No** SF Range: **5000+**  
Storeys: **2.0** SF Source:  
Lot Irreg: Lot Acres: **2 - 4.99**  
Lot Front: **475.00** Fronting On: **N**  
Lot Depth: **787.00**  
Lot Size Code: **Feet**  
Zoning: **SR6**  
Dir/Cross St: **Highway 400**

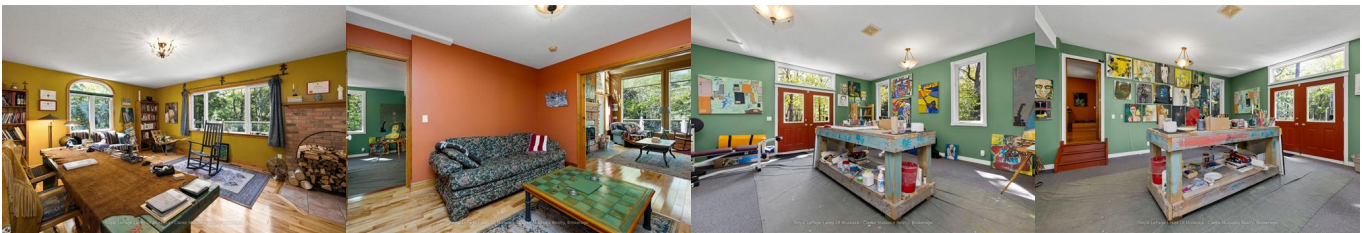
PIN #:	<b>480200044</b>	ARN #:	<b>446503002714200</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>30</b>	Possession Date:			
Possession:	<b>FLEXIBLE</b>				
Kitch Kitch + Island YN:	<b>1 (1+0) No</b>	Exterior:	<b>Wood</b>	Water:	<b>Well</b>
Fam Rm:	<b>Yes</b>	Drive:	<b>Private</b>	Water Meter:	
Basement:	<b>Yes/Partial Basement, Partially Finished</b>	Garage:	<b>Yes</b>	Waterfront Feat:	<b>Dock</b>
Fireplace/Stv:	<b>Yes</b>	Gar/Gar Spcs:	<b>Attached Garage/2.0</b>	Waterfront Struc:	
Fireplace Feat:	<b>Natural Gas, Wood</b>	Drive Pk Spcs:	<b>4.00</b>	Well Capacity:	
Interior Feat:	<b>Carpet Free, Central Vacuum, Countertop Range, In-Law Suite, Built-In Oven, Propane Tank, Water Heater</b>	Tot Pk Spcs:	<b>6.00</b>	Well Depth:	
Heat:	<b>Forced Air, Propane</b>	Pool:	<b>None</b>	Sewers:	<b>Septic</b>
A/C:	<b>No/None</b>	Room Size:		Special Desig:	<b>Unknown</b>
Central Vac:	<b>Yes</b>	Rural Services:		Farm Features:	
Apx Age:	<b>16-30</b>	Security Feat:		Winterized:	
Retirement:	<b>No</b>				
Property Feat:	<b>Campground, Golf, Lake Access, Skiing, Waterfront</b>				
Exterior Feat:	<b>Deck, Privacy</b>				
Roof:	<b>Metal</b>				
Foundation:	<b>Block, Concrete</b>				
Soil Type:					
Alternate Power:	<b>Unknown</b>				
Lease To Own Items:	<b>None</b>				
Water Name:	<b>Six Mile Lake</b>	Waterfront:	<b>Direct</b>	Waterfront Frontage (M):	<b>144.78</b>
Waterfront Y/N:	<b>Yes</b>	Easements/Restr:	<b>Unknown</b>		
Water Struct:					
Water Features:	<b>Dock</b>				
Under Contract:	<b>Hot Water Heater, Security System</b>	Dev Charges Paid:		HST App To SP:	<b>Included In</b>
Access To Property:	<b>Yr Rnd Municipal Rd</b>				
Shoreline:	<b>Shallow, Weedy</b>	Shoreline Exposure:	<b>North</b>		
Shoreline Road Allowance:	<b>Owned</b>				
Docking Type:	<b>Private</b>	Water View:	<b>Direct</b>	Channel Name:	
View:	<b>Forest, Lake, Trees/Woods, Water</b>	Lot Shape:	<b>Irregular</b>	Lot Size Source:	<b>MPAC</b>

### Remarks/Directions

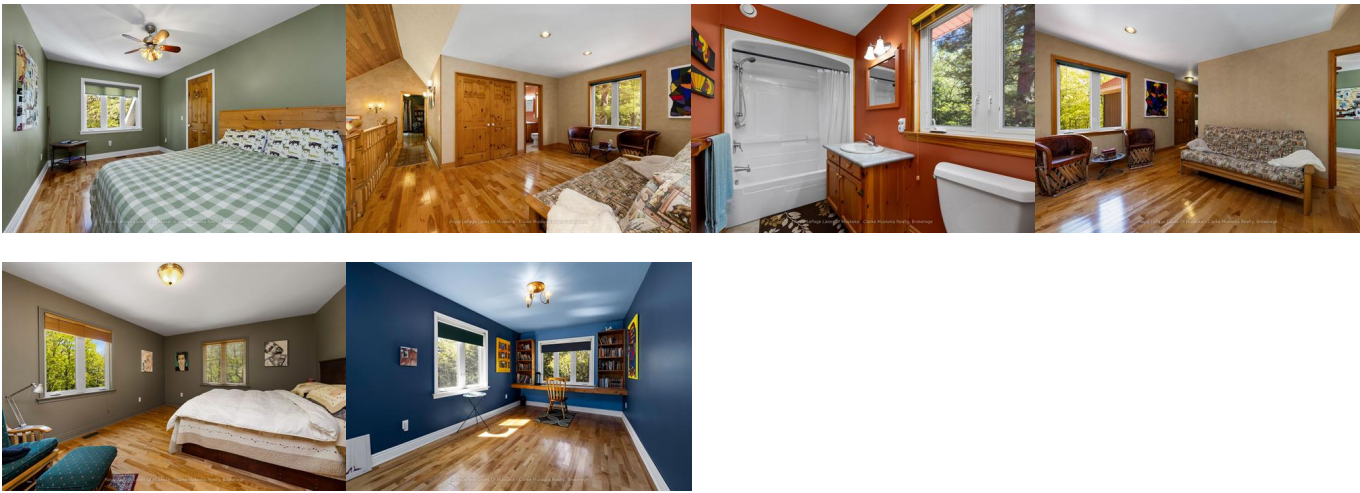
Client Rmks: **Stunning Custom Waterfront Estate on Six Mile Lake nestled on 3.5 private acres with 450 feet of pristine shoreline, this custom-designed waterfront home offers the ultimate in lakeside living. Built in 1996 with craftsmanship and comfort in mind, this 3,800 sq ft retreat boasts 5 spacious 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**











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