

Property Client Full

185 WOODLAND Trail, Georgian Bay, Ontario L0K 1S0

Listing

**185 WOODLAND Tr Georgian Bay**  
**Active / Residential Freehold / Detached**

MLS®#: X13011652  
 List Price: **\$999,000**

**Price Decrease**

**Muskoka/Georgian Bay/Baxter**



Tax Amt/Yr: **\$4,480.00/2025** Transaction: **Sale**  
 SPIS: **No** DOM: **54**  
 Legal Desc: **PCL 21401 SEC MUSKOKA; T/W PT 13 AS IN LT116551; T/W PT 14 35R8990 AS IN LT116549; PT BROKEN LT 21 CON 6 BAXTER PT 22 BR232; S/T PT 22 BR232 AS IN LT50461; T/W PT 1 TO 9 35R6726 AS IN LT108088 (S/T LT106794Z); T/W PT 5-7 35R8990 AS IN LT115998, T/W PT 7 35R8194 & PT 10 35R8990 AS IN LT116542; T/W PT 4 35R8194 AS IN LT116546;**

Style: **1 1/2 Storey** Rooms Rooms+: **9+0**  
 Fractional Ownership: BR BR+: **4(4+0)**  
 Assignment: Baths (F+H): **2(1+1)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **1.5** SF Source: **Plans**  
 Lot Irreg: Lot Acres: **0.50 - 1.99**  
 Lot Front: **200.00** Fronting On: **E**  
 Lot Depth: **159.72** Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **SR**  
 Dir/Cross St: **NICHOLSONS ROAD**

PIN #: **480190161** ARN #: **446503001806300** Contact After Exp: **No**  
 Holdover: **30** Survey Year/Type: **None**  
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: <b>1 (1+0)</b>	Exterior: <b>Vinyl Siding, Wood</b>	Water: <b>Other</b>
Basement: <b>Yes/Crawl Space</b>	Garage: <b>No</b>	Water Supply Type:
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Interior Feat: <b>In-Law Capability, Primary Bedroom - Main Floor</b>	Drive Pk Spcs: <b>4.00</b>	Waterfront Feat: <b>Waterfront - Deeded</b>
Heat Source: <b>/None</b>	Tot Pk Spcs: <b>4.00</b>	Waterfront Struc: <b>Not Applicable</b>
A/C: <b>No</b>	Pool: <b>None</b>	Well Capacity:
Central Vac: <b>No</b>	Room Size:	Well Depth:
Apx Age: <b>51-99</b>	Rural Services:	Sewers: <b>Septic</b>
Property Feat: <b>Asphalt Shingle</b>	Security Feat:	Special Desig: <b>Unknown</b>
Roof: <b>Piers</b>		Farm Features:
Foundation: <b>Level</b>		Winterized:
Topography: <b>Level</b>		
Soil Type:		
Alternate Power: <b>Unknown</b>		
Water Name: <b>Gloucester Pool</b>		
Waterfront Y/N: <b>Yes</b>	Waterfront: <b>Direct</b>	Island YN: <b>No</b>
Water Struct: <b>Not Applicable</b>	Easements/Restr: <b>Other</b>	
Water Frontage: <b>60.96</b>		
Water Features: <b>Waterfront - Deeded</b>		
Under Contract:	Dev Charges Paid:	HST App To SP: <b>Included In</b>
Access To Property: <b>Yr Rnd Private Rd</b>		
Shoreline: <b>Clean, Deep</b>	Shoreline Exposure: <b>East</b>	
Shoreline Road Allowance: <b>Owned</b>		
Docking Type: <b>Private</b>	Water View: <b>Direct</b>	Channel Name:
View: <b>Lake, Water</b>	Lot Shape: <b>Irregular</b>	Lot Size Source: <b>GeoWarehouse</b>

**Remarks/Directions**

Client Rmks: **This beautifully treed property offers deep, clean water right off the dock, perfect for swimming, boating, or simply relaxing by the shore. Located with easy access off Highway 400, you're just 90 minutes from the GTA yet worlds away from the hustle and bustle. Situated on the Trent Severn Waterway, this cottage is just one lock away from Georgian Bay, making it ideal for boating enthusiasts. The main cottage features 4 comfortable bedrooms, a spacious open-concept living area, and a large deck for entertaining or enjoying peaceful sunset views. An additional 2-bedroom bunkie with its own bathroom provides the perfect space for in-laws or guests. Surrounded by mature trees, this private, well-treed lot offers the ultimate cottage lifestyle. Whether you're looking for a summer escape or a year-round waterfront haven, this property checks every box.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **06/10/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
<b>Kitchen</b>	<b>Main</b>	<b>3.57 M X 3.54 M</b>	<b>11.71 Ft x 11.61 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>3.4 M X 2 M</b>	<b>11.15 Ft x 6.56 Ft</b>		
<b>Living Room</b>	<b>Main</b>	<b>4.42 M X 4 M</b>	<b>14.50 Ft x 13.12 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.42 M X 3.49 M</b>	<b>11.22 Ft x 11.45 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.4 M X 1 M</b>	<b>11.15 Ft x 3.28 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.41 M X 3.56 M</b>	<b>11.18 Ft x 11.67 Ft</b>		
<b>Bedroom</b>	<b>Second</b>	<b>3.41 M X 3.56 M</b>	<b>11.18 Ft x 11.67 Ft</b>		
<b>Sitting</b>	<b>Second</b>	<b>4.26 M X 4 M</b>	<b>13.97 Ft x 13.12 Ft</b>		
<b>Bathroom</b>	<b>Main</b>			<b>3</b>	
<b>Bathroom</b>	<b>Second</b>			<b>2</b>	

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