

Property Client Full

185 WOODLAND Trail, Georgian Bay, Ontario L0K 1S0

Listing

185 WOODLAND Tr Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **S12221314**

List Price: **\$1,130,000**

Price Decrease



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$4,448.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **82**
 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: **No** BR BR+: **4(4+0)**
 Assignment: **No** Baths (F+H): **2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.5** SF Source: **1100-1500**
 Lot Irreg: **No** Lot Acres: **0.50 - 1.99**
 Lot Front: **200.00** Fronting On: **E**
 Lot Depth: **159.72**
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **NICHOLSONS ROAD**

PIN #:		ARN #:		Contact After Exp:	No
Holdover:	30	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding, Wood	Water:	Other
Fam Rm:	Yes	Garage:	No	Water Meter:	
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	None/0.0	Waterfront Feat:	Waterfront - Deeded
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Waterfront Struc:	Not Applicable
Interior Feat:	In-Law Capability, Primary Bedroom - Main Floor	Tot Pk Spcs:	4.00	Well Capacity:	
	Woodburning, Other	Pool:	None	Well Depth:	
Heat:	Woodburning, Other	Room Size:		Sewers:	Septic
A/C:	/None	Rural Services:		Special Desig:	Unknown
Central Vac:	No	Security Feat:		Farm Features:	
Apx Age:	51-99			Winterized:	
Property Feat:					
Roof:	Asphalt Shingle				
Foundation:	Piers				
Topography:	Level				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Gloucester Pool				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	60.96
Water Struct:	Not Applicable	Easements/Restr:	Other		
Water Features:	Waterfront - Deeded				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Clean, Deep	Shoreline Exposure:	East		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake, Water	Lot Shape:	Irregular	Lot Size Source:	
		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: **09/04/2025**

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>
Kitchen	Main	3.57 M X 3.54 M	11.71 Ft x 11.61 Ft		
Dining Room	Main	3.4 M X 2 M	11.15 Ft x 6.56 Ft		
Living Room	Main	4.42 M X 4 M	14.50 Ft x 13.12 Ft		
Bedroom	Main	3.42 M X 3.49 M	11.22 Ft x 11.45 Ft		
Bedroom	Main	3.4 M X 1 M	11.15 Ft x 3.28 Ft		
Bedroom	Second	3.41 M X 3.56 M	11.18 Ft x 11.67 Ft		
Bedroom	Second	3.41 M X 3.56 M	11.18 Ft x 11.67 Ft		
Sitting	Second	4.26 M X 4 M	13.97 Ft x 13.12 Ft		
Bathroom	Main			3	
Bathroom	Second			2	

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