

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: **\$1,085,000**

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$4,480.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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**
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **NICHOLSONS ROAD**

PIN #: **480190161** ARN #: **446503001806300** Contact After Exp: **No**
 Holdover: **30**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Vinyl Siding, Wood	Water: Other
Basement: Yes/Crawl Space	Garage: No	Water Supply Type:
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Meter:
Interior Feat: In-Law Capability, Primary Bedroom - Main Floor	Drive Pk Spcs: 4.00	Waterfront Feat: Waterfront - Deeded
Heat Source: /None	Tot Pk Spcs: 4.00	Waterfront Struc: Not Applicable
A/C: No	Pool: None	Well Capacity:
Central Vac: No	Room Size:	Well Depth:
Apx Age: 51-99	Rural Services:	Sewers: Septic
Property Feat: Asphalt Shingle	Security Feat:	Special Desig: Unknown
Roof: Piers		Farm Features:
Foundation: Level		Winterized:
Topography: Level		
Soil Type:		
Alternate Power: Unknown		
Water Name: Gloucester Pool	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Other	
Water Struct: Not Applicable		
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: GeoWarehouse

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: **04/17/2026**

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>
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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