

Property Client Full

155 Hillside Drive, Georgian Bay, Ontario L0K 1S0

Listing

155 Hillside Dr Georgian Bay

Active / Residential Freehold / Vacant Land

MLS®#: **X12242152**

List Price: **\$109,000**

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$91.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **11**
Legal Desc: **PCL 34-1 SEC 35M616; LT 34 PL 35M616 BAXTER; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(0+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Storeys: SF Source:
Lot Front: **166.33** Fronting On: **E**
Lot Depth: **184.00**
Lot Size Code: **Feet**

Dir/Cross St: **HONEY HARBOUR ROAD**

PIN #: **480180051**
Holdover: **30**
Possession: **IMMEDIATE**

ARN #: **446503001206332**

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **(0+)**
Island YN:
Interior Feat: **None**
Central Vac: **No**
Retirement: **No**
Property Feat:
Soil Type:

Garage: **No**
Pool: **None**
Room Size:
Rural Services:
Security Feat:

Utilities: **No Gas, No Hydro, No Sewers, No Cable, No Telephone**
None

Water:
Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Sewers: **None**
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Y/N: **No**
Water Struct:
Under Contract:
View:

Waterfront: **None**
Easements/Restr:
Dev Charges Paid:
Lot Shape:

Waterfront Frontage (M):
HST App To SP: **Included In**
Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Looking to build your dream retreat or secure a smart land investment? Welcome to 155 Hillside Drive! Located on a quiet, low-traffic street, this 0.7-acre vacant land property is surrounded by nature while still just minutes from Georgian Bay, Hwy 400, marinas, parks, and trails. Only 45 minutes from Barrie and under 2 hours to Toronto, it's an ideal location for investors or future builders alike.. Whether you're looking to hold as an investment or explore off-grid possibilities, this is a great piece of land in a growing and desirable area.**

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

Prepared By: **JENNY BELCOURT, Administrator**

Date Prepared: **07/05/2025**

Photos

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