

Property Client Full

78 IS 180 Severn River Island, Georgian Bay, Ontario L0K 1S0

Listing

78 IS 180 Severn River Island Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X12242658**

List Price: **\$649,000**

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$3,194.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **PCL 33770 SEC MUSKOKA; PT LT 2 PL M104 BAXTER; PT LT 3 PL M104 BAXTER PT 1 35R12709; T/W PT 5 35R12709 AS IN LT150269; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **222.00** Fronting On: **E**
 Lot Depth: **323.59**
 Lot Size Code: **Feet**
 Dir/Cross St: **PORT SEVERN**

PIN #: **480190006** ARN #: **446503000307602** Contact After Exp: **No**
 Holdover: **30**
 Possession: Possession Date: **2025-07-04**

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Fam Rm: Yes	Drive: None	Water Meter: Other
Basement: No/None	Garage: No	Waterfront Feat: Other
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Waterfront Struc: Well Capacity:
Fireplace Feat: Wood Stove	Drive Pk Spcs: 0.00	Well Depth: Septic
Interior Feat: Primary Bedroom - Main Floor	Tot Pk Spcs: 0.00	Special Desig: Unknown
Heat: Baseboard, Electric	Pool: None	Farm Features: Winterized:
A/C: No/None	Room Size: None	
Central Vac: No	Rural Services: None	
Property Feat: Deck	Security Feat: None	
Exterior Feat: Deck		
Roof: Metal		
Foundation: Piers		
Soil Type: Unknown		
Alternate Power: Unknown		
Water Name: Gloucester Pool	Waterfront: Direct	Waterfront Frontage (M):
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struc: Other		
Water Features: None		
Under Contract: By Water	Dev Charges Paid:	HST App To SP: Included In
Access To Property: Deep, Rocky	Shoreline Exposure:	
Shoreline: None		
Shoreline Road Allowance: None	Water View: Direct	Channel Name:
Docking Type: None	Lot Shape: Irregular	Lot Size Source: MPAC
View: Water		

Remarks/Directions

Client Rmks: **Classic 3-Bedroom Cottage on Gloucester Pool Water Access Only. Escape to this charming 3-season cottage on beautiful Gloucester Pool, offering the ultimate in natural beauty. Accessible only by boat, this 3-bedroom, 1-bath retreat is nestled among towering trees and surrounded by nature, perfect for those seeking peace and quiet. Enjoy mornings on the large front deck overlooking the water, and unwind in the evenings on the spacious rear deck. The cottage features a bright, open living space and a 3-piece bathroom, ideal for hosting family and friends throughout the summer season. With deep, clean water off the dock, swimming and fishing are excellent. A newer (3-year-old) single-slip boat port and dock provide secure mooring and easy access. Whether you're soaking in the sun, paddling along the shoreline, or relaxing in complete seclusion, this property is your gateway to cottage living at its finest. Don't miss this rare opportunity to own a slice of paradise on Gloucester Pool.**

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

Prepared By: **JENNY BELCOURT, Administrator**

Date Prepared: **06/26/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.57 M X 2.1 M	8.43 Ft x 6.88 Ft		
Dining Room	Main	3.63 M X 2.68 M	11.90 Ft x 8.79 Ft		

Living Room	Main	6.91 M X 4.2 M	22.67 Ft x 13.77 Ft
Family Room	Main	6 M X 2.68 M	19.68 Ft x 8.79 Ft
Bedroom	Main	3.1 M X 3.3 M	10.17 Ft x 10.82 Ft
Bedroom	Main	2.45 M X 3.3 M	8.03 Ft x 10.82 Ft
Bedroom	Main	2.51 M X 3.3 M	8.23 Ft x 10.82 Ft
Foyer	Main	3.3 M X 1.12 M	10.82 Ft x 3.67 Ft
Bathroom	Main		

Photos

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