

Property Client Full

104 POINTS OF VIEW Road, Georgian Bay, Ontario L0K 1S0

Listing

104 POINTS OF VIEW Rd Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X12271198**

List Price: **\$2,395,000**

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$11,568.97/2025** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PCL 26194 SEC MUSKOKA; LT 38 PL M243 BAXTER S/T FLOODING RIGHTS AS IN LT7564; PT RDAL LYING IN FRONT OF LT 24 CON 8 BAXTER CLOSED BY LT132268 PT 2 35R10220 T/W PT 9 35R10220 AS IN LT127688, LT133337; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **3000-3500**
 Storeys: **1.0** SF Source:
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **277.00** Fronting On: **E**
 Lot Depth: **300.36**
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **Nicolson Road**

PIN #: **480201080**
 Holdover: **30**
 Possession: **FLEXIBLE**

ARN #:

Contact After Exp: **No**

Possession Date:

Kitch Kitch + **1 (1+0)**
 Island YN: **No**
 Fam Rm: **Yes**
 Basement: **Yes/Half**
 Fireplace/Stv: **Yes**
 Interior Feat: **Accessory Apartment, Bar Fridge, Guest Accommodations, In-Law Capability, Other, Primary Bedroom - Main Floor, Storage**
 Heat: **Forced Air, Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Property Feat: **Lake Access, Waterfront Deck, Fishing, Patio, Porch Enclosed, Privacy, Year Round Living**
 Exterior Feat: **Asphalt Shingle**
 Roof: **Block**
 Foundation:
 Soil Type:
 Alternate Power: **Other**

Drive: **Private**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/3.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **13.00**
 Pool: **None**
 Room Size:
 Energy Gener: **Other**
 Rural Services:
 Security Feat:

Water: **Well**
 Water Meter:
 Waterfront Feat: **Dock, Other**
 Waterfront Struc: **Wet Boathouse-Single**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Gloucester Pool**
 Waterfront Y/N: **Yes**
 Water Struct: **Wet Boathouse-Single**
 Water Features: **Dock, Other**
 Under Contract:
 Access To Property: **Private Road**
 Shoreline: **Deep**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Trees/Woods, Water**

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Waterfront Frontage (M): **277.00**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure:

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Waterfront Cottage on GLOUCESTER POOL This unique property is a cottagers dream, with 277 feet of frontage sitting on 1.9 acres. The cottage has lots of accommodation for family and guests. Enjoy beautiful views from the 1600 sq ft deck and gazebo. The main cottage has 3 Bedrooms and 3 bathrooms with walkouts to the massive deck; there are 7 fireplaces throughout the cottage. Beside the cottage there is a 2 storey bunkhouse with 2 separate open concept suites with their own bathrooms for extra company. Each unit has a private screened in muskoka room with water views for your morning coffee or your night cap. A total of 3,258 sq ft living space, At the back of the cottage is a walkway that brings you to a loft above the main 20' X 24' garage. There is another 23' x 30' garage at the entrance of the property. At the water there is an expansive dock with deep water for swimming, boating & fishing, with a 19' x 29' wet slip. Boat access to Georgian Bay and to the Trent-Severn Waterway. This home is perfect for big families and for families that like to entertain. Only a 2-hour drive from the GTA.**

Rooms

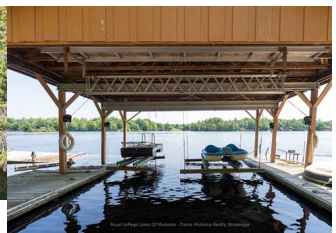
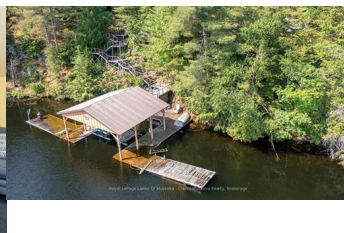
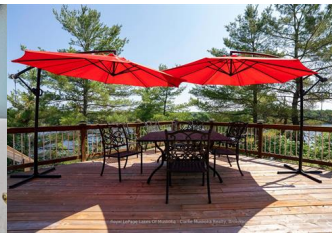
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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	2.88 M X 5.79 M	9.44 Ft x 18.99 Ft		
Dining Room	Main	5.24 M X 5.79 M	17.19 Ft x 18.99 Ft		
Living Room	Main	5.35 M X 5.93 M	17.55 Ft x 19.45 Ft		
Family Room	Main	5.98 M X 5.93 M	19.61 Ft x 19.45 Ft		
Primary Bedroom	Main	4.55 M X 4.98 M	14.92 Ft x 16.33 Ft		4 Pc Bath
Office	Main	4.55 M X 3.97 M	14.92 Ft x 13.02 Ft		
Bedroom	Main	2.76 M X 5.23 M	9.05 Ft x 17.15 Ft		
Bedroom	Main	2.81 M X 4.25 M	9.21 Ft x 13.94 Ft		4 Pc Bath
Bathroom	Main			4	
Bathroom	Main			4	
Bathroom	Main			4	

Photos

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