

Property Client Full

2 Is 320 Georgian, Georgian Bay, Ontario L0K 1S0

Listing

2 Is 320 Georgian Georgian Bay

Active / Residential Freehold / Detached

MLS®#: X10414329

List Price: \$700,000



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr:	\$1,625.76/2024	Transaction:	Sale
SPIS:	No	DOM	284
Legal Desc:	Island 91 Baxter, Georgian Bay		
Style:	Bungalow	Rooms Rooms+:	3+0
Fractional Ownership:		BR BR+:	0(0+0)
Assignment:		Baths (F+H):	2(0+2)
Link:	No	SF Range:	< 700
Storeys:	1.0	SF Source:	
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	1,161.42	Fronting On:	E
Lot Depth:	0.00		
Lot Size Code:	Feet		
Zoning:	SRI-1		
Dir/Cross St:	Macey's Bay		

PIN #:	480170323	ARN #:	446503000507000	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Immediate/Flex				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Alum Siding	Utilities:	No Gas, Hydro, No Sewers, No Cable
Fam Rm:	Yes	Drive:	None	Water:	Other
Basement:	No/None	Garage:		Water Supply Type:	Lake/River
Fireplace/Stv:	No	Gar/Gar Spcs:	None/0.0	Water Meter:	
Interior Feat:	None	Drive Pk Spcs:	0.00	Waterfront Feat:	Island
Heat:	Other Fuel, Other	Tot Pk Spcs:	0.00	Waterfront Struc:	
A/C:	No/None	Pool:	None	Well Capacity:	
Central Vac:	No	Room Size:		Well Depth:	
Apx Age:	51-99	Rural Services:		Sewers:	Septic
Property Feat:	Golf, Island, Marina, Park	Security Feat:		Special Desig:	Unknown
Exterior Feat:	Deck, Fishing, Privacy			Farm Features:	
Roof:	Metal			Winterized:	
Foundation:	Concrete, Wood				
Soil Type:					
Alternate Power:	None				
Water Name:	Georgian Bay	Waterfront:	Direct	Waterfront Frontage (M):	350.00
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:					
Water Features:	Island	Dev Charges Paid:		HST App To SP:	Included
Under Contract:		Shoreline Exposure:	South/West		
Access To Property:	No Road, Water Only	Water View:	Direct	Channel Name:	
Shoreline:	Mixed, Rocky	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
Shoreline Road Allowance:	None				
Docking Type:	Marina, None				
View:	Bay, Clear, Trees/Woods, Water				

Remarks/Directions

Client Rmks: **BOAT ACCESS - Have you ever dreamed of owning your own island? Well, stop dreaming as now is your opportunity to own your own Island in Muskoka on breathtaking Georgian Bay. The views are absolutely spectacular with sunsets you only see in pictures. This private island is approximately 1.209 acres with approximately 1100 feet of frontage awaiting you to design and bring to life your very own cottage oasis. Don't miss out on an opportunity to own one of Georgian Bay's 30,000 islands.**

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

Prepared By: **LAURA BILLINGS, REALTOR Salesperson**

Date Prepared: **08/18/2025**

Rooms

MLS®#: X10414329

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Family Room	Main	8.84 M X 5.94 M	29.00 Ft x 19.48 Ft		
Kitchen	Main	5.87 M X 2.29 M	19.25 Ft x 7.51 Ft		
Foyer	Main	5.87 M X 2.31 M	19.25 Ft x 7.57 Ft		
Bathroom	Main			2	
Bathroom	Main			2	