

Property Client Full

108 Six Mile Channel Road, Georgian Bay, Ontario L0K 1E0

Listing

[108 Six Mile Channel Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: **X13460782**

List Price: **\$999,000**



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$5,282.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 27157 SEC MUSKOKA; FIRSTLY: LT 8 PL M200 BAXTER EXCEPT PT 1 BR1002; SECONDLY: PT LT 9 PL M200 BAXTER PT 2 BR1002; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: Lot Acres:
 Lot Front: **202.00** Fronting On: **S**
 Lot Depth: **357.97** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **White Falls Rd/Six Mile Channel Rd**

PIN #: **480201119** ARN #: **446503002201100** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **Boundary Only**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: Basement:	1 (1+0) Yes Yes/Partially Finished, Walk Out	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool:	Brick Yes Detached Garage/3.0 5.00 7.00 None	Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Other Drilled Well Dock, Stairs to Waterfront Not Applicable Septic Unknown
Fireplace/Stv: Fireplace Feat: Interior Feat: Parking Feat: Heat: Heat Source: A/C: Central Vac: Property Feat: Roof: Foundation: Soil Type: Alternate Power:	Yes Wood None, Other Private Double Forced Air Oil /None No Metal Block None	Room Size: Rural Services: Security Feat:		Island YN: HST App To SP:	No Included In
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type:	Six Mile Channel Yes Not Applicable 61.56 Dock, Stairs to Waterfront Municipal Road Natural Owned Private	Waterfront: Easements/Restr: Dev Charges Paid: Shoreline Exposure: Water View:	Direct Unknown Direct	Channel Name:	

Remarks/Directions

Client Rmks: **Perched above the shoreline with sweeping views of Six Mile Channel, this 1.66-acre property offers a rare combination of privacy, space, and year-round convenience. With 202 feet of frontage and two docks, theres plenty of room for boat parking and direct access to Georgian Bay. The 2,231 sq. ft. home features 5 bedrooms and 2 bathrooms, offering ample space for family and guests. Its bright sunroom takes full advantage of the property's southwest exposure, creating the perfect spot to relax and enjoy spectacular sunsets. A detached three-car garage provides secure storage for vehicles and recreational gear, while the elevated setting offers a peaceful retreat with stunning water views. Located in desirable Port Severn, this property is ready to enjoy now, with endless potential for future updates.**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **06/18/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	5.51 M X 6.8 M	18.07 Ft x 22.30 Ft		Combined w/Dining
Living Room	Main	4.59 M X 6.8 M	15.05 Ft x 22.30 Ft		W/O to Sunroom
Sunroom	Main	2.18 M X 5.71 M	7.15 Ft x 18.73 Ft		
Bedroom	Main	4.19 M X 2.51 M	13.74 Ft x 8.23 Ft		

Bedroom	Main	3.45 M X 3.32 M	11.31 Ft x 10.89 Ft	
Foyer	Main	2.41 M X 4.44 M	7.90 Ft x 14.56 Ft	
Bedroom	Main	3.73 M X 4.39 M	12.23 Ft x 14.40 Ft	W/O To Deck
Primary Bedroom	Main	4.95 M X 5.96 M	16.24 Ft x 19.55 Ft	
Recreation	Basement	5.51 M X 6.78 M	18.07 Ft x 22.24 Ft	Fireplace, Walk-Out
Bedroom	Basement	3.68 M X 3.27 M	12.07 Ft x 10.72 Ft	
Other	Basement	3.68 M X 4.41 M	12.07 Ft x 14.46 Ft	
Bathroom				4
Bathroom				3

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