

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**

New Listing

**Muskoka/Georgian Bay/Baxter**

Tax Amt/Yr: **\$5,282.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **15**
 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**
 Holdover: **60**
 Possession: **TBA**

ARN #: **446503002201100**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Boundary Only**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partially Finished, Walk Out**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Central Vacuum, None, Other**
 Parking Feat: **Private Double**
 Heat: **Forced Air**
 Heat Source: **Oil**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Property Feat: **Lake Access**
 Exterior Feat: **Lawn Sprinkler System**
 Roof: **Metal**
 Foundation: **Block**
 Soil Type:
 Alternate Power: **Other**

Exterior: **Brick**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/3.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **7.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone Available**
 Water: **Other**
 Water Supply Type: **Drilled Well**
 Water Meter:
 Waterfront Feat: **Dock, Stairs to Waterfront**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Water Name: **Six Mile Channel**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Frontage: **61.56**
 Water Features: **Dock, Stairs to Waterfront**
 Under Contract:
 Access To Property: **Municipal Road**
 Shoreline: **Natural**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **South West**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source:

Remarks/Directions

Client Rmks: **Welcome to this well-built brick bungalow, tucked away on a private, treed lot with 202 feet of waterfront on Six Mile Channel with access to the Trent Severn Waterway, Gloucester Pool and Little Lake. Offering 5 bedrooms and 2 bathrooms, this inviting home features a walkout basement, forced-air heating, central air conditioning, a cozy wood-burning fireplace, and a bright Muskoka room where you can unwind while taking in beautiful lake views. The southwest exposure fills the property with afternoon sun and unforgettable sunsets. Just steps from the home, the waterfront offers a level area that's ideal for swimming, along with two docks providing plenty of space for family and guests to enjoy life on the water. A detached three-car garage, woodshed, and garden shed provide excellent storage for vehicles, boats, and outdoor equipment. The property is serviced by a drilled well and also features a lake water intake that supplies the irrigation system and exterior taps, making it easy to maintain the grounds. Conveniently located with quick access to Highway 400 and close to local amenities, this is a wonderful opportunity to enjoy the privacy, comfort, and beauty of waterfront living year-round.**

Rooms

MLS®#: X13460782				
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces
Kitchen	Main	5.51 M X 6.8 M	18.08 Ft x 22.31 Ft	
Living Room	Main	4.59 M X 6.8 M	15.06 Ft x 22.31 Ft	
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	13.75 Ft x 8.23 Ft	
Bedroom	Main	3.45 M X 3.32 M	11.32 Ft x 10.89 Ft	
Foyer	Main	2.41 M X 4.44 M	7.91 Ft x 14.57 Ft	
Bedroom	Main	3.73 M X 4.39 M	12.24 Ft x 14.40 Ft	
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	18.08 Ft x 22.24 Ft	
Bedroom	Basement	3.68 M X 3.27 M	12.07 Ft x 10.73 Ft	
Other	Basement	3.68 M X 4.41 M	12.07 Ft x 14.47 Ft	
Bathroom				4
Bathroom				3

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