

Property Client Full

4 Severn River Shore, Georgian Bay, Ontario P0C 1M0

Listing

4 Severn River Shore Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X12914224
List Price: \$489,900

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$1,200.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 19057 SEC MUSKOKA; SUMMER RESORT LT 2 PL M407 WOOD; MUSKOKA LAKES ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style:	1 1/2 Storey	Rooms Rooms+:	5+0
Fractional Ownership:		BR BR+:	2(2+0)
Assignment:		Baths (F+H):	1(1+0)
Link:	No	SF Range:	700-1100
Storeys:	1.5	SF Source:	LBO Provided
Lot Irreg:		Lot Acres:	0.50 - 1.99
Lot Front:	155.00	Fronting On:	S
Lot Depth:	261.00		
Lot Size Code:	Feet		
Zoning:	WR6		
Dir/Cross St:	N/A		

PIN #:	480220122	ARN #:	445308001711200	Contact After Exp:	No
Holdover:	180	Possession Date:			
Possession:	TBA				

Kitch Kitch +	1 (1+0)	Exterior:	Stone, Wood	Water:	Other
Fam Rm:	Yes	Garage:	No	Water Supply Type:	Lake/River
Basement:	/None	Gar/Gar Spcs:	None/0.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	0.00	Waterfront Feat:	Dock
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	0.00	Waterfront Struct:	Bunkie
Interior Feat:	Water Heater Owned	Pool:	None	Well Capacity:	
Parking Feat:	None	Room Size:		Well Depth:	
Heat:	Baseboard	Rural Services:		Sewers:	Septic
Heat Source:	Electric	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Window Unit			Farm Features:	
Central Vac:	No			Winterized:	No
Apx Age:	51-99				
Retirement:	No				
Property Feat:	Clear View, Golf, Marina, Place of Worship, Skiing, Waterfront				
Exterior Feat:	Deck, Fishing, Privacy, Seasonal Living				
Roof:	Asphalt Shingle				
Foundation:	Piers				
Topography:	Dry, Flat, Partially Cleared, Sloping, Waterway, Wooded/Treed				
Soil Type:					
Alternate Power:	None				
Water Name:	Severn River	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Bunkie				
Water Features:	Dock				
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Water Only				
Shoreline:	Natural	Shoreline Exposure:	North		
Shoreline Road Allowance:	Not Owned				
Docking Type:	Marina, Private	Water View:	Direct	Channel Name:	
View:		Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **WATER ACCESS ONLY - Situated in a secluded bay off Lost Channel of the Severn River, shielded from any semblance of boat traffic and edged by Crown Land, this residence offers a haven of privacy & serenity on just shy of an acre of land. A short 8-minute boat ride from the Big Chute Marina transports you to this TURN KEY meticulously maintained retreat, poised to offer an unparalleled lifestyle experience of peace & tranquility. This classic A-Frame architecture two-bedroom, one-bathroom cottage is meticulously designed to harmonize with its natural surroundings, boasting an open-concept living space & a wood-burning stove, ideal for cozy evenings. Additionally, a charming one-bedroom Bunkie with an accompanying sitting area caters to the comfort of guests, ensuring a delightful, private stay. Practical amenities include a shed for the storage of aquatic equipment and tools, highlighting the property's readiness for immediate occupancy & enjoyment. Noteworthy updates include a new septic system & steel dock in 2010, airtight woodstove in 2024, a spacious 1000-square-foot deck in 2012, a new Bunkie in 2013, a new shed in 2015 & a fresh roof/eavestroughs in 2022, culminating in a turnkey oasis awaiting its fortunate new owner. Strategically positioned along the Trent Severn Waterway but tucked away from the hustle & bustle yet still providing**

convenient access to Gloucester Pool via The Big Chute & Georgian Bay through Lock45, the location presents an array of recreational opportunities. From superlative fishing to exhilarating water sports, ATV/ Snowmobile Trails, & the convenience of waterfront dining establishments & full-service marinas, every conceivable amenity is within reach. Immediate possession is available, seize the opportunity to make 2025 an unforgettable summer by claiming this idyllic, quiet retreat as your own.

Inclusions: **Most Furnishings in Main Cottage, Microwave, Refrigerator, Stove, Hot Water Tank Owned**

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 03/24/2026

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.58 M X 2.41 M	11.74 Ft x 7.90 Ft		
Living Room	Main	7.24 M X 4.75 M	23.75 Ft x 15.58 Ft		Combined w/Dining, Open Concept, W/O To Deck
Bedroom	Second	3.76 M X 3.61 M	12.33 Ft x 11.84 Ft		W/O To Porch
Bedroom	Second	2.49 M X 3.61 M	8.16 Ft x 11.84 Ft		
Bathroom	Main			3	

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