

Property Client Full

236 Pratts Road, Georgian Bay, Ontario L0K 1S0

Listing

[236 Pratts Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13029934

List Price: \$879,900



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$3,837.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **22**
 Legal Desc: **PCL 24588 SEC MUSKOKA; LT 1 PL M448 BAXTER; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow Raised** Rooms Rooms+: **5+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **Other**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **145.00** Fronting On: **N**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR6**
 Dir/Cross St: **Upper Big Chute Rd & Pratts Rd**

PIN #: **480201034**
 Holdover: **60**
 Possession: **60 days**

ARN #: **446503002901400** Contact After Exp: **No**
 Possession Date: Survey Year/Type: **Unknown**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Crawl Space**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Fireplace Insert, Living Room, Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Available, Other**
 Heat Source:
 A/C: **/None**
 Central Vac: **No**
 Laundry Lev: **Main**
 Property Feat: **Beach, Clear View, Cul De Sac, Golf, Lake/Pond, Level**

Exterior: **Board/Batten, Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **0.00**
 Tot Pk Spcs: **0.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Electrical, Internet Other, Telephone**

Utilities: **No Gas, Hydro, No Sewers, No Cable, Telephone**
 Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **Water Treatment**
 Water Meter:
 Waterfront Feat: **Dock, Waterfront - Deeded**
 Waterfront Struc: **Not Applicable**
 Well Capacity:
 Well Depth:
 Sewers:
 Special Desig: **Septic**
 Farm Features:
 Winterized: **Unknown**

Exterior Feat: **Deck, Fishing, Privacy, Recreational Area, Seasonal Living**
 Roof: **Asphalt Shingle**
 Foundation: **Block, Concrete Block**
 Topography: **Dry, Flat, Level**
 Soil Type:

Alternate Power: **None**
 Lease To Own Items: **None**
 Water Name: **Six Mile Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable**
 Water Features: **Dock, Waterfront - Deeded**
 Under Contract:
 Access To Property: **Private Road, Yr Rnd Private Rd**
 Shoreline: **Clean, Deep, Sandy**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Lake, Water**

Waterfront: **Direct**
 Easements/Restr: **Unknown**
 Dev Charges Paid:
 Shoreline Exposure: **North**
 Water View: **Direct**
 Lot Shape: **Irregular**

Island YN: **No**
 HST App To SP: **Included In**
 Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Great waterfront property with 145 feet of north-facing shoreline and a sandy, gradual beach entry that's ideal for easy swimming. The level lot makes the property easy to enjoy, and a dry crawl space offers convenient extra storage. Take in open views across Six Mile Lake and make the most of summer days with good docking already in place. Located on a private year-round road with easy access to Highway 400, this is a great seasonal getaway with a nice balance of convenience and cottage charm.**

Inclusions: **Hot water tank, fridge, stove, dishwasher, portable washing machine, all furnishings.**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **05/14/2026**

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>
Living Room	Main	4.44 M X 6.29 M	14.56 Ft x 20.63 Ft		
Kitchen	Main	4.46 M X 3.45 M	14.63 Ft x 11.31 Ft		
Bedroom	Main	4.53 M X 3.41 M	14.86 Ft x 11.18 Ft		
Bedroom	Main	3.49 M X 2.8 M	11.45 Ft x 9.18 Ft		
Bedroom	Main	2.93 M X 3.45 M	9.61 Ft x 11.31 Ft		
Sunroom	Main	2.94 M X 4.83 M	9.64 Ft x 15.84 Ft		
Bathroom				4	

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