

Property Client Full

12 Is 120 Severn River Island Unit #12, Georgian Bay, Ontario L0K 1E0

Listing

12 Is 120 Severn River Islnd #12 Georgian Bay
Active / Residential Freehold / Detached

MLS®#: X13039618
List Price: \$399,000

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$2,516.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 11816 SEC MUSKOKA; SUMMER RESORT LT 4 PL M108 BAXTER ON ISLAND 188; S/T THE RIGHT TO FLOOD AND OVERFLOW THE SAID LANDS TO ELEVATION 596.0 FT TRENT CANAL DATUM; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **6+0**
 Fractional Ownership: **No** BR BR+: **2(2+0)**
 Assignment: **No** Baths (F+H): **0(0+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **MPAC**
 Lot Irreg: Lot Acres:
 Lot Front: **210.00** Fronting On: **S**
 Lot Depth: **103.71** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Boat Access**

PIN #: **480190266** ARN #: **446503000310500** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **None**
 Possession: **Immediate** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0) Yes	Exterior: Wood	Utilities: No Gas, Hydro Available
Basement: /None	Garage: No	No Sewers, No Cable, Telephone Available
Fireplace/Stv: No	Gar/Gar Spcs: None/0.0	Water: Other
Interior Feat: Carpet Free, Guest Accommodations, Storage	Drive Pk Spcs: 0.00	Water Supply Type: Lake/River
Parking Feat: None	Tot Pk Spcs: 0.00	Water Meter:
Heat Source: Other	UFFI: None	Waterfront Feat: Boathouse, Dock, Marina Services, Trent System Boat House, Bunkie, Dry Boathouse-Single
A/C: /None	Pool: None	Waterfront Struc:
Central Vac: No	Room Size: Cell Services, Telephone Available, Internet Other	Well Capacity:
Apx Age: 51-99	Rural Services: None	Well Depth:
Retirement: No	Security Feat: None	Sewers: None
Property Feat: Clear View, Golf, Island, Lake Access, Marina, Waterfront		Special Desig: Unknown
Exterior Feat: Deck, Porch Enclosed, Privacy, Seasonal Living		Farm Features:
Roof: Asphalt Shingle		Winterized:
Foundation: Piers		
Topography: Dry, Flat		
Soil Type:		
Alternate Power: None		
Phys Hdcp-Eqp: No		
Water Name: Trent Severn Canal	Waterfront: Direct	Island YN: Yes
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Boat House, Bunkie, Dry Boathouse-Single	Dev Charges Paid: Yes	HST App To SP: Included In
Water Features: Boathouse, Dock, Marina Services, Trent System		
Under Contract:		
Access To Property: Marina Docking, Water Only	Shoreline Exposure: South	
Shoreline: Clean, Sandy, Shallow	Water View: Direct	Channel Name:
Shoreline Road Allowance: Not Owned	Lot Shape:	Lot Size Source: MPAC
Docking Type: Private		
View: Canal, Clear, River, Trees/Woods, Water		

Remarks/Directions

Client Rmks: **Quaint 2 bedroom, boat access, single slip boathouse, flat/level. Sandy waterfront, safe for children. 2 minutes by boat from docking area**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/24/2026**

Rooms

MLS®#: X13039618

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.65 M X 2.43 M	11.97 Ft x 7.97 Ft		
Living Room	Main	4.57 M X 4.57 M	14.99 Ft x 14.99 Ft		
Family Room	Main	4.57 M X 6.09 M	14.99 Ft x 19.98 Ft		
Bedroom	Main	3.65 M X 3.65 M	11.97 Ft x 11.97 Ft		
Bedroom	Main	3.65 M X 3.65 M	11.97 Ft x 11.97 Ft		
Other	Main	3.65 M X 2.43 M	11.97 Ft x 7.97 Ft		
Bathroom				0	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026