

Property Client Full

748 Whites Falls Road, Georgian Bay, Ontario L0K 1S0

Listing

[748 Whites Falls Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13102372

List Price: \$1,999,999

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$9,933.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0/0**
 Legal Desc: **480201401 - PCL 30347 SEC MUSKOKA; FIRSTLY: PT LT 19 CON 10 BAXTER PT 23 & 24 BR512; SECONDLY: PT LT 19 CON 10 BAXTER PT 1 & 2 35R4112 EXCEPT PT 1 & 3 35R15946; THIRDLY: PT LT 18 CON 10 BAXTER PT 1 35R4361; S/T LT12083; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA 480201262 - PCL 34076 SEC MUSKOKA; PT LT 19 CON 10 BAXTER PT 3 35R16760; S/T LT195830; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: **2.0** SF Source: **Owner**
 Lot Irreg: Lot Acres: **10 - 24.99**
 Lot Front: **290.00** Fronting On: **S**
 Lot Depth: **1,933.16** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **Whites Falls Rd & Old Mill Rd**

PIN #: **480201401** ARN #: **446503002804901** Contact After Exp: **No**
 Holdover: **180** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Wood** Water: **Other**
 Fam Rm: **No** Garage: **No** Water Supply Type: **Lake/River**
 Basement: **Yes/Unfinished** Gar/Gar Spcs: **None/0.0** Water Meter:
 Fireplace/Stv: **Yes** Drive Pk Spcs: **20.00** Waterfront Feat: **Dock, Trent System**
 Fireplace Feat: **Wood** Tot Pk Spcs: **20.00** Waterfront Struc: **Bunkie**
 Interior Feat: **Storage, Water Heater, Water Treatment** Pool: **None** Well Capacity:
 Parking Feat: **Private** Room Size: Well Depth:
 Heat: **Baseboard** Rural Services: **Cell Services, Garbage Sewers: Septic**
 Heat Source: **Electric** **Pickup, Internet High Special Desig: Unknown**
 A/C: **/None** **Speed, Recycling Pckup** Farm Features:
 Central Vac: **No** Security Feat: Winterized:
 Apx Age: **31-50**
 Laundry Lev: **Main**
 Property Feat: **Campground, Golf, Level, Marina, Park, Place of Worship**
 Exterior Feat: **Deck, Fishing, Porch Enclosed, Privacy**
 Roof: **Asphalt Shingle**
 Foundation: **Block**
 Soil Type:
 Alternate Power: **None**
 Lease To Own Items: **None**
 Water Name: **Gloucester Pool**
 Waterfront Y/N: **Yes** Waterfront: **Direct** Island YN: **No**
 Water Struct: **Bunkie** Easements/Restr: **Unknown**
 Water Features: **Dock, Trent System**
 Under Contract: **Hot Water Heater** Dev Charges Paid: HST App To SP: **Not Subject to HST**
 Access To Property: **Yr Rnd Municipal Rd**
 Shoreline: **Sandy** Shoreline Exposure: **South**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private** Water View: **Direct** Channel Name: **WHITES BAY**
 View: **Lake, Trees/Woods** Lot Shape: **Irregular** Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Set on 13.8 acres of exceptionally private land with 290' of sandy shoreline on Gloucester Pool, this stunning log home is the definition of classic cottage charm. Thoughtfully designed for entertaining & family gatherings, the main floor features a warm & inviting open concept living space where everyone naturally comes together after a day on the water. The spectacular sunroom offers panoramic 180-degree views of the lake & property - the perfect spot for family game nights, rainy day reading, or watching unforgettable sunsets. A convenient main floor bathroom & laundry room add to the functionality of the home. Upstairs, you'll find four guest bedrooms, a dedicated full bathroom, & a private primary retreat complete with its own ensuite. The unfinished basement with walk-up access offers potential for a future**

games room, or extra storage. Outdoors, the relatively flat property is beautifully accented by granite outcroppings, mature trees, & two docks that invite endless days on the water. Family & friends will love staying in the separate guest cabin featuring its own kitchen, living/ dining area, bedroom, bathroom, & cozy sunroom overlooking the water. From early morning coffees on the covered porch overlooking the bay to endless summer days spent swimming, boating, and jumping off the dock, every inch of this property invites you to slow down & enjoy Cottage Country. Accessible by a year-round municipal road & connected to the renowned Trent-Severn Waterway, this rare property places you just one lock away from the open waters of Georgian Bay & a short ten-minute boat ride from the iconic Big Chute Marine Railway. Just 1.5 hours from the GTA & 5 minutes off the 400 HWY.

Inclusions: **Fridge (2), Stove (2), HWT (1)**

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/08/2026**

Rooms

MLS® #: X13102372

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.46 M X 3.4 M	14.63 Ft x 11.15 Ft		
Living Room	Main	4.54 M X 3.98 M	14.89 Ft x 13.05 Ft		
Dining Room	Main	4.57 M X 6.78 M	14.99 Ft x 22.24 Ft		
Other	Main	2 M X 4.46 M	6.56 Ft x 14.63 Ft		
Sunroom	Main	4.65 M X 4.78 M	15.25 Ft x 15.68 Ft		
Primary Bedroom	Second	6.2 M X 3.65 M	20.34 Ft x 11.97 Ft		4 Pc Ensuite
Bedroom	Second	3.41 M X 3.05 M	11.18 Ft x 10.00 Ft		
Bedroom	Second	2.92 M X 3.82 M	9.58 Ft x 12.53 Ft		
Bedroom	Second	2.69 M X 3.25 M	8.82 Ft x 10.66 Ft		
Bedroom	Second	3.09 M X 3.97 M	10.13 Ft x 13.02 Ft		
Bathroom	Main			2	
Bathroom	Second			4	
Bathroom	Second			5	

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