

Property Client Full

2 Is 220 Severn River Island, Georgian Bay, Ontario L0K 1S0

Listing

[2 Is 220 Severn River Island Georgian Bay](#)
Active / Residential Freehold / Detached

MLS®#: X13215356
 List Price: **\$999,000**

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$3,112.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 11357 SEC MUSKOKA; PT LT 20 CON 5 BAXTER BEING ISLAND A AS IN PM3337; S/T THE RIGHT TO FLOOD AND OVERFLOW THE SAID LANDS TO A LINE WHICH IS DISTANT 66 FT IN PERPENDICULAR WIDTH FROM ELEVATION 590.6 FT TRENT CANAL DATUM; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: Bungalow	Rooms Rooms+: 6+0
Fractional Ownership:	BR BR+: 3(3+0)
Assignment:	Baths (F+H): 1(1+0)
Link: No	SF Range: 700-1100
Storeys: 1.0	SF Source: MPAC
Lot Irreg:	Lot Acres:
Lot Front: 1,080.00	Fronting On: S
Lot Depth: 0.00	Builder Name:
Lot Size Code: Feet	
Dir/Cross St: Boat Access	

PIN #: 480190279	ARN #: 446503000305900	Contact After Exp: No
Holdover: 60		Survey Year/Type: None
Possession: TBA	Possession Date:	

Kitch Kitch + Fam Rm: 1 (1+0) Basement: None Fireplace/Stv: Yes Fireplace Feat: Wood Stove Interior Feat: Generator - Partial, Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment	Exterior: Wood, Cedar Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 0.00 Tot Pk Spcs: 0.00 UFFI: No Pool: None Room Size: Rural Services: Cell Services, Electrical Security Feat:	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Other Water: Lake/River Water Supply Type: UV System Water Delivery Feat: Water Meter: Waterfront Feat: Island, Boathouse, Dock Boat House, Double Slip Bunkie, Wet Boathouse-Multi Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized:
Parking Feat: None Heat: Baseboard Heat Source: Electric A/C: Yes/Other Central Vac: No Apx Age: 51-99 Laundry Lev: Main Retirement: No Property Feat: Island, Waterfront, Wooded/Treed	Exterior Feat: Deck Roof: Asphalt Shingle Foundation: Piers Soil Type: Alternate Power: Generator - wired Phys Hdcp-Eqp: No Water Name: Gloucester Pool Waterfront Y/N: Yes Water Struct: Boat House, Double Slips, Bunkie, Wet Boathouse-Multi Water Frontage: 329.18 Water Features: Island, Boathouse, Dock Under Contract: Access To Property: Water Only, By Water Shoreline: Mixed, Rocky, Sandy Shoreline Road Allowance: None Docking Type: Private View: Bay, Lake	Waterfront Feat: Island, Boathouse, Dock Boat House, Double Slip Bunkie, Wet Boathouse-Multi Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Island YN: Yes Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: All Water View: Direct Lot Shape: HST App To SP: Included In Channel Name: Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Welcome to your private island escape on beautiful Gloucester Pool. This rare 1.46-acre island property offers exceptional privacy, breathtaking 365-degree water views. Surrounded by mature trees and endless shoreline, the property features a double boathouse, multiple docking areas, walk-in shoreline access, and deeper water off the dock ideal for swimming and boating. Expansive outdoor spaces include large waterfront decks, a fire pit area, and endless opportunities to relax and entertain while enjoying the peaceful surroundings. The warm and inviting cottage showcases classic wood interiors with vaulted ceilings, exposed beams, and large picture windows that capture stunning water views throughout the home. The living room is centered around a cozy wood-burning fireplace, creating the perfect cottage**

atmosphere for gathering with family and friends. The kitchen features an island with walkout access to the deck, while the dining area offers south/east-facing windows and additional walkout access, filling the space with natural light. A charming Muskoka room overlooking the waterfront provides another relaxing retreat with direct access to the deck. The cottage offers three spacious bedrooms, all with large windows overlooking the water and generous closet space, along with a 3-piece bathroom complete with laundry facilities. A large separate bunkie with access to its own deck provides additional space for guests and extended family. Additional conveniences include updated hydro, septic system, water intake with UV filtration system, and a hard-wired generator for peace of mind. Whether you are seeking a quiet family retreat or the ultimate island cottage experience, this Gloucester Pool property is a rare opportunity to enjoy true waterfront living in an unforgettable natural setting.

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

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **05/29/2026**

Rooms

MLS® #: X13215356

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Primary Bedroom	Main	3.47 M X 3.59 M	11.38 Ft x 11.77 Ft		
Bedroom	Main	2.38 M X 3.36 M	7.80 Ft x 11.02 Ft		
Bedroom	Main	3.66 M X 2.42 M	12.00 Ft x 7.93 Ft		
Living Room	Main	5.78 M X 4.49 M	18.96 Ft x 14.73 Ft		
Kitchen	Main	5.78 M X 2.36 M	18.96 Ft x 7.74 Ft		
Dining Room	Main	2.32 M X 2.51 M	7.61 Ft x 8.23 Ft		
Sunroom	Main	2.32 M X 4.64 M	7.61 Ft x 15.22 Ft		
Bathroom				3	

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