

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: \$899,000****Price Decrease****Muskoka/Georgian Bay/Baxter**

Tax Amt/Yr: **\$3,112.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **54**
 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: **1100-1500**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 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**
 Holdover: **60**
 Possession: **TBA**

ARN #: **446503000305900**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **/None**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood Stove**
 Interior Feat: **Generator - Partial, Primary Bedroom - Main Floor, Water Heater Owned, Water Treatment**

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**

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**
 Water: **Other**
 Water Supply Type: **Lake/River**
 Water Delivery Feat: **UV System**
 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:

Island YN: **Yes**

Waterfront: **Direct**
 Easements/Restr: **Easement**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **All**

Water View: **Direct**
 Lot Shape:

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: **LUCAS WILHELM, Administrator** Date Prepared: **07/22/2026**

Rooms

MLS® #: **X13215356**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Primary Bedroom	Main	3.47 M X 3.59 M	11.38 Ft x 11.78 Ft		
Bedroom	Main	2.38 M X 3.36 M	7.81 Ft x 11.02 Ft		
Bedroom	Main	3.66 M X 2.42 M	12.01 Ft x 7.94 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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