

Property Client Full

93 Woodland Trail, Georgian Bay, Ontario L0K 1S0

Listing

[93 Woodland Tr Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13462802

List Price: \$5,250,000

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$12,345.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **5**
 Legal Desc: **PCL 29523 SEC MUSKOKA; PT LT 21 CON 6 BAXTER; PT LT 22 CON 6 BAXTER PT 11 & 12 BR232 & PT 2 35R8693; T/W PT 4 & 7 35R8194 & PT 1 TO 9 35R6726 AS IN LT112488; PT RDAL IN FRONT OF LT 21 CON 6 BAXTER CLOSED BY LT147748, PT 1 35R11760; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA PIN#480190332**

Style: **2 Storey** Rooms Rooms+: **16+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **5(4+1)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **2.0** SF Source: **Estimated**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **175.00** Fronting On: **N**
 Lot Depth: **193.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR1**
 Dir/Cross St: **Nicholson's Road to Sweets Portage**

PIN #: **480190332**
 Holdover: **60**
 Possession: **Flexible**

ARN #: **446503001805400** Contact After Exp: **No**
 Survey Year/Type: **Available**
 Possession Date:

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partially Finished, Walk Out**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Propane**
 Interior Feat: **Air Exchanger, Bar Fridge, On Demand Water Heater, Sewage Pump, Upgraded Insulation, Water Purifier, Water Treatment**

Exterior: **Wood, Hardboard**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/2.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **12.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

Utilities: **No Gas, Hydro, No Sewers, No Cable Other**
 Water: **Lake/River**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Boat Lift, Boathouse, Dock**
 Waterfront Struc: **Wet Boathouse-Multi**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Heat: **Forced Air**
 Heat Source: **Propane**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **0-5**
 Laundry Lev: **Main**
 Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Block, Concrete**
 Soil Type:

Alternate Power: **Generator - wired**
 Water Name: **Gloucester Pool**
 Waterfront Y/N: **Yes**
 Water Struct: **Wet Boathouse-Multi**
 Water Frontage: **175.00**
 Water Features: **Boat Lift, Boathouse, Dock**
 Under Contract: **Propane Tank**
 Access To Property: **Private Road**
 Shoreline: **Clean, Deep, Hard Bottom**
 Shoreline Road Allowance: **Not Owned**
 Docking Type: **Private**
 View:

Waterfront: **Direct**
 Easements/Restr: **Unknown**

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**Shoreline Exposure: **North**

Water View: **Direct**
 Lot Shape:

Channel Name:
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **Property Description: This custom-built, five-bedroom cottage was built in 2021. Featuring a double boathouse with living quarters and double oversized garage with upper living. Together, these three structures offer over 5,000 square feet of living space, totaling 7 bedrooms and 6 bathrooms. The primary cottage features solid oak flooring as well as shiplap walls and ceilings. Vaulted ceilings frame a central open concept Great Room with granite fireplace. Multiple sliding doors merge the indoors and outdoors, opening up to a 800-square-foot deck and expansive water views of Gloucester Pool. From the deck, Walk directly onto the "VIP Lounge Area" where one can Relax away from the main deck entertainment. Listen to**

music and enjoy trips to the Sauna. The open concept Kitchen-Dining area is anchored by a massive central island A matching prep-kitchen and storage pantry equipped with a speed oven, microwave, ice-maker, and dedicated wine storage that hides conveniently off the kitchen workspace. The primary suite serves as a private sanctuary. A deep soaking tub, a seamless walk-in shower, and a generous walk-in closet. Upstairs, the secondary living quarters include four bedrooms, two baths, and a quiet home office. Beyond the Main House: A two-slip boathouse with dual powered lifts, topped with a 630 square-foot self-contained living suite. Primarily used as a Den, Rec Room and Gym. The Garage: A multi-car with workshop. Featuring a 600-square-foot loft complete with a four-piece bath. Entertainment: Multiple decks and patio spaces. Sauna and lakeside living. The Lifestyle & Location: This property functions as a fully autonomous, year-round estate, backed by a 20 kW generator. Just one lock from the open waters of Georgian Bay. The location blends premier boating with effortless land and city access. 10 minutes from Oak Bay Golf Club, 20 minutes from winter skiing, and a straightforward 90-minute drive from the Greater Toronto Area via Highway 400.

Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Freezer, Garbage Disposal, Garage Door Opener, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings, Wine Cooler**

Listing Contracted With: **ROYAL LEPAGE IN TOUCH REALTY 705-526-4271**

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **06/23/2026**

Rooms

MLS® #: X13462802

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Great Room	Main	5.77 M X 7.34 M	18.93 Ft x 24.08 Ft		
Kitchen		5 M X 5.84 M	16.40 Ft x 19.16 Ft		
Pantry	Main	2.44 M X 2.34 M	8.01 Ft x 7.68 Ft		
Dining Room	Main	4.27 M X 3.43 M	14.01 Ft x 11.25 Ft		
Sunroom	Main	4.11 M X 4.29 M	13.48 Ft x 14.07 Ft		
Primary Bedroom	Main	4.11 M X 5.97 M	13.48 Ft x 19.59 Ft		
Other	Main	4.72 M X 6.17 M	15.49 Ft x 20.24 Ft		
Laundry	Main	2.13 M X 2.34 M	6.99 Ft x 7.68 Ft		
Bedroom	Second	4.14 M X 5.28 M	13.58 Ft x 17.32 Ft		
Bedroom	Second	4.72 M X 4.5 M	15.49 Ft x 14.76 Ft		
Bedroom	Second	4.11 M X 5.28 M	13.48 Ft x 17.32 Ft		
Bedroom	Second	4.11 M X 4.5 M	13.48 Ft x 14.76 Ft		
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			4	
Bathroom	Second			4	
Bathroom	Main			5	

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