

Property Client Full

385 Crooked Bay Road, Georgian Bay, Ontario L0K 1S0

Listing

[385 Crooked Bay Rd Georgian Bay](#)**Active / Residential Freehold / Detached****MLS® #: X13488960****List Price: \$949,900****New Listing****Muskoka/Georgian Bay/Baxter**

Tax Amt/Yr: **\$3,985.34/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 10709 SEC MUSKOKA; PT BROKEN LT 22 CON 15 BAXTER; PT RDAL IN FRONT OF BROKEN LT 22 CON 15 BAXTER AS IN PM3099; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Sidesplit** Rooms Rooms+: **7+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **SF Source: Other**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **190.00** Fronting On: **N**
 Lot Depth: **250.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **Crooked Bay/Hasketts Drive**

PIN #: **480200170**
 Holdover: **180**
 Possession: **Immediate**

ARN #: **446503004000100**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **Unknown**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Half, Separate Entrance**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Propane**
 Interior Feat: **Guest Accommodations**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Lower**
 Property Feat: **Campground, Golf, Marina, Park, Skiing, Waterfront**
 Exterior Feat: **Deck, Fishing, Privacy, Recreational Area**
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block, Piers**
 Topography: **Partially Cleared, Rocky, Wooded/Treed**

Exterior: **Vinyl Siding**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **5.00**
 Tot Pk Spcs: **5.00**
 Pool: **None**
 Room Size:
 Rural Services: **Cell Services, Internet**
 Security Feat: **High Speed**
 Security Feat: **None**

Utilities: **Hydro**
 Water: **Other**
 Water Supply Type: **Lake/River**
 Water Meter:
 Waterfront Feat: **Dock**
 Waterfront Struc: **Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **No**

Soil Type:
 Alternate Power: **None**
 Water Name: **Six Mile Lake**
 Waterfront Y/N: **Yes**
 Water Struc: **Bunkie**
 Water Frontage: **57.90**
 Water Features: **Dock**
 Under Contract:
 Access To Property: **Municipal Road**
 Shoreline: **Deep, Rocky, Sandy**
 Shoreline Road Allowance: **None**
 Docking Type: **Private**
 View: **Lake, Trees/Woods**

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

Island YN: **No**

Dev Charges Paid:

HST App To SP: **Included In**

Shoreline Exposure: **North West**

Water View: **Direct**
 Lot Shape: **Irregular**

Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to Six Mile Lake! This charming waterfront cottage is located on a year-round municipally maintained road & offers desirable northwestern exposure for stunning sunsets. Set on a private 0.97-acre relatively flat lot with granite outcroppings, 190ft of waterfront & Crown land beside, the property features both deep water swimming off the two docks & a shallow sandy area perfect for children. Originally built in the 1950s with a thoughtfully addition completed later, the cottage offers 4 bedrooms, 1 bathroom, an eat-in kitchen, & a bright living room with walkout to the lakeside deck. The primary bedroom features a private balcony overlooking the lake to enjoy morning coffee or unwind at the end of the day. A wheelchair-accessible ramp provides easy access to the cottage no matter your mobility. Exterior access beneath the**

newer addition provides convenient storage space for a small boat, water toys, & cottage equipment. The guest cabin is ideal for family & friends, featuring 1 bedroom, a cozy living area, kitchenette, sink, & beautiful lake views. Whether you're looking for a family cottage to enjoy today or a waterfront property with room to make your own, this Six Mile Lake gem offers privacy, beautiful shoreline, easy year-round access, & the timeless charm that cottage buyers are searching for. Located 4 minutes off the 400 highway & 1.5 hours from the GTA.

Inclusions: **Fridge, Stove, Window Coverings**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **06/25/2026**

Rooms

MLS®#: X13488960

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.71 M X 1.55 M	15.45 Ft x 5.09 Ft		Eat-In Kitchen
Primary Bedroom	Main	3.4 M X 3.04 M	11.15 Ft x 9.97 Ft		W/O To Deck
Bedroom	Main	3.61 M X 2.67 M	11.84 Ft x 8.76 Ft		
Living Room	Lower	5.34 M X 3.18 M	17.52 Ft x 10.43 Ft		W/O To Deck
Bedroom	Lower	2.04 M X 2.04 M	6.69 Ft x 6.69 Ft		
Bedroom	Lower	2.86 M X 2.03 M	9.38 Ft x 6.66 Ft		
Utility Room	Lower	2.05 M X 2.08 M	6.73 Ft x 6.82 Ft		
Breakfast	Main	4.13 M X 1.59 M	13.55 Ft x 5.22 Ft		
Dining Room	Lower	1.77 M X 3.18 M	5.81 Ft x 10.43 Ft		
Bathroom	Main			4	

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