

Property Client Full

1053 Harrison Trail, Georgian Bay, Ontario P0C 1H0

Listing

[1053 Harrison Tr Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: **X13570584**

List Price: **\$899,000**

New Listing



Muskoka/Georgian Bay/Freeman

Tax Amt/Yr: **\$3,640.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **Q**
 Legal Desc: **PCL 18797 SEC MUSKOKA; SUMMER RESORT LT 69 PL M413 FREEMAN; PT RDAL IN FRONT OF LT 46 CON 8 FREEMAN CLOSED BY LT118001; PT 13 & 14 35R8298; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **5+0**
 Fractional Ownership: **BR BR+: 5(3+2)**
 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: **272.00** Fronting On: **S**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **-**

PIN #:	480030075	ARN #:	446501001507400	Contact After Exp:	No
Holdover:	60	Possession Date:		Survey Year/Type:	None
Possession:	TBA				
Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	No Gas, Hydro, No
Fam Rm:	No	Garage:	No		Sewers, No Cable,
Basement:	/None	Gar/Gar Spcs:	None/0.0		Telephone Available
Fireplace/Stv:	Yes	Drive Pk Spcs:	7.00	Water:	Other
Fireplace Feat:	Freestanding, Wood	Tot Pk Spcs:	7.00	Water Supply Type:	Lake/River
Interior Feat:	Carpet Free, Guest	Pool:	None	Water Meter:	
	Accommodations, Primary	Room Size:		Waterfront Feat:	Beachfront, Dock,
	Bedroom - Main Floor,	Rural Services:	Cell Services,		Waterfront - Deeded
	Sewage Pump, Storage,		Telephone Available,	Waterfront Struc:	Bunkie
	Water Heater Owned,		Electrical, Internet	Well Capacity:	
	Workbench		High Speed	Well Depth:	
Parking Feat:	Available	Security Feat:	Carbon Monoxide	Sewers:	Septic
Heat Source:	Electric, Wood		Detectors	Special Desig:	Unknown
A/C:	/None			Farm Features:	
Central Vac:	No			Winterized:	
Apx Age:	51-99				
Retirement:	No				
Property Feat:	Beach, Clear View, Golf,				
	Lake Access, Marina, Part				
	Cleared				
Exterior Feat:	Deck, Fishing, Porch				
	Enclosed, Privacy,				
	Recreational Area,				
	Seasonal Living, Year				
	Round Living				
Roof:	Metal				
Foundation:	Piers				
Topography:	Hillside, Sloping,				
	Wooded/Treed				
Soil Type:					
Alternate Power:	None				
Phys Hdcp-Eqp:	No				
Water Name:	12 Mile Bay	Waterfront:	Direct	Island YN:	No
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Bunkie				
Water Frontage:	82.90				
Water Features:	Beachfront, Dock, Waterfront - Deeded				
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
Access To Property:	Private Road				
Shoreline:	Clean, Deep, Shallow	Shoreline Exposure:	South		
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Clear, Panoramic, River,	Lot Shape:		Lot Size Source:	MPAC
	Trees/Woods, Water				

Remarks/Directions

Client Rmks: **Welcome to cottage life on 12 Mile Bay. With 272 feet of waterfront, beautiful open views, clear water, and good fishing, this property is the perfect place to slow down and enjoy everything Muskoka has to offer. Conveniently located close to a marina and nearby golf courses, you'll have easy access to both the water**

and local amenities. The insulated three-bedroom cottage is full of classic cottage charm, featuring a welcoming Muskoka room, a cozy wood-burning fireplace, a 3-piece bathroom, newer appliances, and a durable metal roof. It's a comfortable space for gathering with family after a day on the water or simply unwinding with a morning coffee overlooking the water. A fully renovated 260 sq. ft. bunkie provides excellent additional accommodation with two bedrooms and a 2-piece bathroom, making it ideal for family and guests. There's also plenty of storage beneath both the bunkie and the cottage, along with an insulated utility room for added practicality. Whether you're swimming, boating, casting a line, or enjoying evenings around the fire, this property on 12 mile bay captures the timeless charm of a true Muskoka cottage and is ready for a new family to make memories for years to come.

Inclusions: Kitchen appliances, all furnishings

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

Prepared By: MYAN MCLEAN, Administrator

Date Prepared: 07/16/2026

Rooms

MLS® #: X13570584

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	7.48 M X 4.25 M	24.54 Ft x 13.94 Ft		
Dining Room	Main	3.86 M X 2.1 M	12.66 Ft x 6.89 Ft		
Kitchen	Main	3.86 M X 0.87 M	12.66 Ft x 2.85 Ft		
Bedroom	Main	3.46 M X 2.76 M	11.35 Ft x 9.06 Ft		
Bedroom	Main	2.96 M X 2.78 M	9.71 Ft x 9.12 Ft		
Primary Bedroom	Main	2.91 M X 2.74 M	9.55 Ft x 8.99 Ft		
Sunroom	Main	3.56 M X 4.96 M	11.68 Ft x 16.27 Ft		
Bathroom				3	

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