

Property Client Full

25744 Georgian Bay Shr, Georgian Bay, Ontario P0E 1E0

Listing

[25744 Georgian Bay Shr Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13624224

List Price: **\$589,000**

New Listing



Muskoka/Georgian Bay/Gibson

Tax Amt/Yr: **\$2,686.90/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 12151 SEC MUSKOKA; PT LT 3 PL M257 GIBSON PT 2, 35R18735; PT ORIGINAL SHORE RDAL IN FRONT OF LT 50 CON 5 GIBSON CLOSED BY LT232191; PT 3 35R18735; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **4+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg: **Lot Acres: 2 - 4.99**
 Lot Front: **345.00** Fronting On: **W**
 Lot Depth: **504.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR5-12**
 Dir/Cross St: **Hwy 400 & District Road #5**

PIN #: **480120062** ARN #: **446502001204000** Contact After Exp: **No**
 Holdover: **60** Survey Year/Type: **2000/Available**
 Possession: **TBA** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Board/Batten, Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, No Telephone
Fam Rm: No	Garage: No	Water: Other
Basement: /None	Gar/Gar Spcs: None/0.0	Water Supply Type: Lake/River, Sediment Filter
Fireplace/Stv: Yes	Drive Pk Spcs: 0.00	Water Meter: Dock, Marina Services
Fireplace Feat: Wood	Tot Pk Spcs: 0.00	Waterfront Feat: Bunkie
Interior Feat: Water Heater Owned	Pool: None	Well Capacity: Unknown
Parking Feat: None	Room Size: Smoke Detector	Well Depth: Septic
Heat: Baseboard	Rural Services: None	Sewers: Unknown
Heat Source: Electric, Wood	Security Feat: Smoke Detector	Special Desig: Unknown
A/C: /None		Farm Features: No
Central Vac: No		Winterized: No
Property Feat: Island, Marina, Waterfront, Wooded/Treed		
Exterior Feat: Deck, Fishing, Porch, Enclosed, Privacy, Seasonal Living		
Roof: Metal		
Foundation: Concrete Block, Wood		
Topography: Rocky, Rolling, Wooded/Treed		
Soil Type: None		
Alternate Power: Georgian Bay		
Water Name: Yes	Waterfront: Direct	Island YN: No
Waterfront Y/N: Bunkie	Easements/Restr: Unknown	
Water Struct: 105.00		
Water Frontage: Dock, Marina Services		
Water Features: Under Contract	Dev Charges Paid: HST App To SP: Included In	
Access To Property: Marina Docking, Private Docking, Water Only, By Water		
Shoreline: Mixed, Natural	Shoreline Exposure: North West, West	
Shoreline Road Allowance: Owned		
Docking Type: Marina, Private	Water View: Direct	Channel Name: Survey
View: Bay, Trees/Woods, Water	Lot Shape: Survey	

Remarks/Directions

Client Rmks: **WATER ACCESS ONLY - Escape to your own private water-access sanctuary, where this cozy 2-bedroom rustic cabin meets the ultimate Canadian shield wonderland with 4.6 acres. Nestled in total privacy with a sheltered cove for easy docking, this fully furnished retreat features an expansive pink granite playground for sunbathing, games, star gazing and exploring. On the water this cabin comes with a classic red canoe and paddleboat ready for golden-hour adventures. Enjoy breathtaking sunset views over the water from your very own sunset rock with 345 feet of waterfront. Evenings spent in the screened in porch are accompanied by firefly light and spring peeper choruses. Your own private nature retreat awaits, located in Cognashene, only a short 25 minute boat ride from Honey Harbour marinas, Come and get it!**

Inclusions: **Fridge, stove, window coverings, beds, sofa bed, 2 Ikea chairs, blanket box, cedar side table, dining room table & chais (7), coffee station, blender, kitchen dishes and utensils, front bench, (2) white dressers, armoire, Berky Water Filtration System, shoe rack, 2 refinished window frames, deck box, red canoe, paddleboat, lawn mower, plastic outdoor chairs (5) and exercise box. Some other miscellaneous items.**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	2.48 M X 2.93 M	8.14 Ft x 9.61 Ft		
Living Room	Main	3.09 M X 2.98 M	10.14 Ft x 9.78 Ft		
Dining Room	Main	6.52 M X 2.93 M	21.39 Ft x 9.61 Ft		
Kitchen	Main	3.53 M X 2.93 M	11.58 Ft x 9.61 Ft		
Bedroom	Main	3.44 M X 2.3 M	11.29 Ft x 7.55 Ft		
Bedroom	Main	3.02 M X 2.92 M	9.91 Ft x 9.58 Ft		
Sunroom	Main	3.02 M X 4.29 M	9.91 Ft x 14.07 Ft		
Bathroom				3	