

Property Client Full

21 Big Rock Road, Georgian Bay, Ontario L0K 1S0

Listing

[21 Big Rock Rd Georgian Bay](#)**Active / Residential Freehold / Detached**MLS® #: **X13553766**List Price: **\$1,295,000**

New Listing

Muskoka/Georgian Bay/Baxter



Tax Amt/Yr: **\$4,927.66/2026** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 Legal Desc: **PCL 11688 SEC MUSKOKA; LT 18 PL M339 BAXTER; PT RDAL LYING IN FRONT OF LT 21 CON 12 BAXTER PT 1 35R13609 CLOSED BY LT164245; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **2 Storey** Rooms Rooms+: **6+0**
 Fractional Ownership: **BR BR+: 4(4+0)**
 Assignment: **Baths (F+H): 2(1+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **185.00** Fronting On: **E**
 Lot Depth: **0.00** Builder Name:
 Lot Size Code: **Feet**
 Dir/Cross St: **Hasketts + Big Rock Rd**

PIN #: **480200326**
 Holdover: **60**
 Possession: **TBA**

ARN #: **446503003600500**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Crawl Space, Exposed Rock**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Primary Bedroom - Main Floor, Water Treatment**
 Parking Feat: **Private**
 Heat: **Baseboard**
 Heat Source: **Electric, Wood**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Laundry Lev: **Main**
 Property Feat: **Clear View, Lake/Pond, Marina**
 Exterior Feat: **Deck**
 Roof: **Shingles**
 Foundation: **Concrete**
 Soil Type:

Exterior: **Wood**
 Garage: **No**
 Gar/Gar Spcs: **None/0.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **4.00**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat:

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: **Partial**

Alternate Power: **None**
 Water Name: **Six Mile Lake**
 Waterfront Y/N: **Yes**
 Water Struct: **Bunkie**
 Water Frontage: **185.00**
 Water Features: **Dock**

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

Island YN: **No**

Under Contract:
 Access To Property: **Yr Rnd Municipal Rd, Yr Rnd Private Rd**
 Shoreline: **Clean, Mixed, Natural**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private**
 View: **Bay, Lake, Trees/Woods**

Dev Charges Paid:
 Shoreline Exposure: **North East**

HST App To SP: **Included In**

Water View: **Direct**
 Lot Shape: **Irregular**
 Channel Name:
 Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to 21 Big Rock Road on beautiful Six Mile Lake, where quiet mornings, long lake views, and endless sunshine create the perfect cottage escape. Nestled in a peaceful bay, this property enjoys stunning views over the lake, dotted with picturesque islands and classic Canadian Shield scenery. With all-day sun, you'll have the perfect spot to enjoy everything from your morning coffee on the dock to evenings watching the light dance across the water. The cottage is ready to enjoy just as it is, while also offering plenty of opportunity to update or renovate over time to suit your own style. One of its most special features is its location right at the water's edge, allowing the lake views to become part of everyday life. Whether you're relaxing inside or out on the deck, the water always feels just a few steps away. Recent updates to the kitchen and bonus room bring a fresh, modern feel while maintaining the warm character of a traditional family cottage. It's an inviting space that's equally suited for quiet weekends or gathering with family and friends. At the shoreline, the gradual, shallow entry makes getting into the water easy and**

enjoyable for all ages before transitioning to deeper water off the dock for swimming and boating. It's the kind of waterfront families appreciate and kids will remember for years to come. Whether you're looking for a cottage to start enjoying this summer or a property with room to make it your own, 21 Big Rock Road is a wonderful opportunity to experience everything Six Mile Lake has to offer.

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**
Prepared By: **LUCAS WILHELM, Administrator** Date Prepared: **07/13/2026**

Rooms

MLS® #: X13553766

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	4.64 M X 4.72 M	15.22 Ft x 15.49 Ft		
Living Room	Main	6.01 M X 5.9 M	19.72 Ft x 19.36 Ft		
Primary Bedroom	Main	4.23 M X 3.2 M	13.88 Ft x 10.50 Ft		
Bedroom	Main	3.39 M X 2.2 M	11.12 Ft x 7.22 Ft		
Family Room	Main	4.72 M X 3.52 M	15.49 Ft x 11.55 Ft		
Utility Room	Main	2.52 M X 1.43 M	8.27 Ft x 4.69 Ft		
Bathroom	Main			3	
Bathroom				2	

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