

Property Client Full

21 Ellery Road, Georgian Bay, Ontario L0K 1S0

Listing

[21 Ellery Rd Georgian Bay](#)

Active / Residential Freehold / Detached

MLS®#: X13527178

List Price: \$1,625,000

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$5,576.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 7796 SEC MUSKOKA; PT LT 7 PL M14 BAXTER AS IN LT16601; PT RDAL IN FRONT OF LT 38 CON 10 BAXTER CLOSED BY LT221280 PT 1, 35R18409 T/W LT16601; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Sidesplit** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **3(3+0)**
 Assignment: **No** Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **2500-3000**
 Storeys: SF Source: **MPAC**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **87.10** Fronting On: **W**
 Lot Depth: **279.57** Builder Name:

Lot Size Code: **Feet**Zoning: **SR1**Dir/Cross St: **Hwy 400 N to Exit 156. L on Honey Harbour Rd, L on Baxter Loop Rd, R on Ellery Rd to SOP**

PIN #: **480150100**
 Holdover: **60**
 Possession: **TBA**

ARN #: **446503002606500**
 Possession Date:

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

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Finished, Finished W/O, Partial Basement**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Living Room**
 Interior Feat: **Auto Garage Door Remote, Bar Fridge, Carpet Free, In-Law Capability, Storage, Sump Pump, Water Heater Owned, Water Purifier, Water Softener, Water Treatment Private Triple, Front Yard Parking, Available, Private Heat Pump**

Exterior: **Board/Batten**
 Garage: **Yes**
 Gar/Gar Spcs: **Detached Garage/3.0**
 Drive Pk Spcs: **10.00**
 Tot Pk Spcs: **13.00**
 Pool: **None**
 Room Size:
 Energy Cert: **No**
 Green PIS: **No**
 Rural Services: **Cell Services, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Recycling Pckup**
 Security Feat: **Carbon Monoxide Detectors, Smoke Detector**

Utilities: **No Gas, Hydro, No Sewers, Cable, Telephor Well**
 Water: **Drilled Well**
 Water Supply Type:
 Water Meter:
 Waterfront Feat: **Beachfront, Dock, Waterfront - Deeded, Winterized**
 Waterfront Struc: **Not Applicable, Bunkie**
 Well Capacity:
 Well Depth:
 Sewers: **Septic**
 Special Desig: **Unknown**
 Farm Features:
 Winterized:

Parking Feat:
 Heat: **Heat Pump**
 Heat Source: **Electric**
 A/C: **Yes/Central Air**
 Central Vac: **No**
 Apx Age: **51-99**
 POTL/Mnth Fee: **No**
 Elevator: **No/**
 Laundry Lev: **Main**
 Retirement: **No**
 Property Feat: **Beach, Clear View, Golf, Level, Marina, Waterfront Deck, Fishing, Landscaped, Privacy, Year Round Living**
 Exterior Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Concrete Block**
 Topography: **Dry, Flat, Level, Open Space**

Soil Type:
 Alternate Power: **None**
 Access Feat: **None**
 Phys Hdcp-Eqp: **No**
 Lease To Own Items: **None**

Water Name: **Georgian Bay**
 Waterfront Y/N: **Yes**
 Water Struct: **Not Applicable, Bunkie**
 Water Frontage: **26.50**
 Water Features: **Beachfront, Dock, Waterfront - Deeded, Winterized**
 Under Contract:

Waterfront: **Direct**
 Easements/Restr: **Unknown**
 Dev Charges Paid:

Island YN: **No**HST App To SP: **Included In**

Access To Property: **Paved Road, Yr Rnd Municipal Rd**
 Shoreline: **Clean, Deep, Shallow** Shoreline Exposure: **West**
 Shoreline Road Allowance: **Owned**
 Docking Type: **Private** Water View: **Direct** Channel Name:
 View: **Bay, Beach, Clear, Lake, Water** Lot Shape: **Irregular** Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **Welcome to this beautifully renovated waterfront cottage in Honey Harbour, where modern comfort meets the natural beauty of Georgian Bay. Thoughtfully updated from top to bottom between 2024 and 2025, this spacious cottage offers quality craftsmanship, stylish finishes, and plenty of room to relax, entertain, and create lasting memories. Step inside to discover a bright and inviting interior featuring warm shiplap accents, new windows that fill the space with natural light, and thoughtful upgrades throughout. The home has also been enhanced with spray foam insulation and sound barrier insulation, providing improved energy efficiency and a quieter, more comfortable living environment. Radiant in-floor heating in the primary bathroom adds an extra touch of comfort during every season. Whether you're looking for a year-round home or a seasonal escape, this beautifully updated cottage offers the perfect blend of modern convenience and timeless Muskoka charm in the heart of Honey Harbour.**

Inclusions: **S/S kitchen appliances (fridge, freezer, stove, microwave) pantry bar fridge, all furnishings, washer, dryer**

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

Prepared By: **LUCAS WILHELM, Administrator**

Date Prepared: **07/06/2026**

Rooms

MLS® #: X13527178

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	4.92 M X 4.05 M	16.14 Ft x 13.29 Ft		
Dining Room	Main	3.5 M X 4.04 M	11.48 Ft x 13.25 Ft		W/O To Deck
Pantry	Main	2.53 M X 1.99 M	8.30 Ft x 6.53 Ft		Combined w/Kitchen
Living Room	Main	5.88 M X 5.23 M	19.29 Ft x 17.16 Ft		W/O To Deck
Laundry	Main	2.57 M X 2.78 M	8.43 Ft x 9.12 Ft		
Primary Bedroom	Second	4.12 M X 4.55 M	13.52 Ft x 14.93 Ft		5 Pc Ensuite, W/I Closet, W/O To Balcony
Bedroom	Second	3 M X 3.58 M	9.84 Ft x 11.75 Ft		
Bedroom	Second	4.15 M X 3.1 M	13.62 Ft x 10.17 Ft		
Foyer	Basement	4.11 M X 4.12 M	13.48 Ft x 13.52 Ft		Walk-Out
Office	Basement	2.89 M X 2.18 M	9.48 Ft x 7.15 Ft		
Recreation	Basement	4.24 M X 7.53 M	13.91 Ft x 24.70 Ft		
Other	Basement	2.5 M X 2.59 M	8.20 Ft x 8.50 Ft		
Utility Room	Basement	2.29 M X 2.33 M	7.51 Ft x 7.64 Ft		
Bathroom	Basement			2	
Bathroom	Upper			5	
Bathroom	Upper			4	

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