

Property Client Full

38 Island 130 Severn River, Georgian Bay, Ontario L0K 1S0

Listing

38 Island 130 Severn River Georgian Bay

Active / Residential Freehold / Detached

MLS®#: **X13695302**

List Price: **\$399,900**

New Listing



Muskoka/Georgian Bay/Baxter

Tax Amt/Yr: **\$2,185.35/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PCL 17276 SEC MUSKOKA; ISLAND 137 IN THE SEVERN RIVER BAXTER BEING SUMMER RESORT LOCATION C.P. 296 AS IN PM5125; S/T THE RIGHT TO FLOOD & OVERFLOW THE SAID LANDS TO ELEVATION 596.0 FT, TRENT CANAL DATUM; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Style: **Bungalow** Rooms Rooms+: **5+0**
 Fractional Ownership: **BR BR+: 2(2+0)**
 Assignment: **Baths (F+H): 1(1+0)**
 Link: **No** SF Range: **< 700**
 Storeys: **1.0** SF Source: **Other**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **339.00** Fronting On: **N**
 Lot Depth: **214.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **SR**
 Dir/Cross St: **None**

PIN #: **480190187** ARN #: **446503000309700** Contact After Exp: **No**
 Holdover: **180** Survey Year/Type: **Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: No Basement: /None Fireplace/Stv: Yes Fireplace Feat: Wood Stove Interior Feat: Carpet Free, Water Heater Owned	Exterior: Wood Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 0.00 Tot Pk Spcs: 0.00 Pool: None Room Size: Cell Services, Internet Rural Services: High Speed Security Feat: None	Utilities: Hydro Water: Other Water Supply Type: Lake/River Water Meter: Dock, Trent System Waterfront Feat: Not Applicable Waterfront Struc: Well Capacity: Well Depth: None Sewers: Unknown Special Desig: None Farm Features: No Winterized:
Parking Feat: None Heat Source: Wood A/C: /None Central Vac: No Apx Age: 51-99 Property Feat: Beach, Golf, Marina, Park, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Privacy, Seasonal Living Roof: Metal Foundation: Piers Topography: Hillside, Partially Cleared, Rocky Soil Type: Alternate Power: None Water Name: Little Lake Waterfront Y/N: Yes Water Struc: Not Applicable Water Frontage: 103.63 Water Features: Dock, Trent System Under Contract: None Access To Property: Fees Apply, Marina Docking, Water Only Shoreline: Clean, Natural, Soft Bottom Shoreline Road Allowance: None Docking Type: Marina View: Bay, Forest, Lake, Trees/Woods	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: North Water View: Direct Lot Shape: Irregular	Island YN: Yes HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **BOAT ACCESS - Welcome to your own private escape on Beechwood Island, where privacy, natural beauty & peaceful waterfront living come together. This adorable 522 sq. ft. cottage enjoys an impressive 339 ft. of incredibly private waterfront, tucked away on a secluded back bay with Crown land directly across & beside the property - no neighbours in sight. The 0.63 acre lot is surrounded by towering pine trees, granite outcroppings & a large natural rock wall that creates an added sense of privacy from the other side of the island. Explore the island's walking trails, relax by the water & watch for wildlife or take advantage of the Trent Severn Waterway & explore the local lakes! Inside, the cottage features an open-concept kitchen, living & dining area with windows spanning the front of the cottage, filling the space with natural light & beautiful lake views. A newer pine ceiling & wood stove create the perfect cozy atmosphere for relaxing evenings. The main bedroom offers an additional adjoining room currently set up as a second bedroom, plus a 3pc bathroom with a newer composting toilet. Gloucester Pool has controlled water levels & is a full**

service lake with multiple restaurants, marinas & just one lock from Georgian Bay. Located 1.5 hours from the GTA & a 5 minute boat ride from the closest marinas. This cottage comes fully furnished & is ready for you to enjoy this year.

Inclusions: **Fridge, Stove (as-is condition), Window Coverings, Red chairs on dock, most furniture inside**

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

Prepared By: LUCAS WILHELM, Administrator

Date Prepared: 08/20/2026

Rooms

MLS® #: X13695302

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.07 M X 2.31 M	10.07 Ft x 7.58 Ft		
Living Room	Main	3.05 M X 3.57 M	10.01 Ft x 11.71 Ft		Combined w/Dining
Dining Room	Main	2.84 M X 3.57 M	9.32 Ft x 11.71 Ft		Combined w/Living
Primary Bedroom	Main	2.21 M X 3.87 M	7.25 Ft x 12.70 Ft		
Bedroom	Main	2.22 M X 1.96 M	7.28 Ft x 6.43 Ft		Combined w/Prim Bdrm
Bathroom	Main			3	

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