

# \$499,900 - 4 Severn River Shore, Georgian Bay (baxter)

MLS® #X12023808

**\$499,900**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

**WATER ACCESS ONLY** - Situated in a secluded bay off Lost Channel of the Severn River, shielded from any semblance of boat traffic and edged by Crown Land, this residence offers a haven of privacy & serenity on just shy of an acre of land. A short 8-minute boat ride from the Big Chute Marina transports you to this **TURN KEY** meticulously maintained retreat, poised to offer an unparalleled lifestyle experience of peace & tranquility. This classic A-Frame architecture two-bedroom, one-bathroom cottage is meticulously designed to harmonize with its natural surroundings, boasting an open-concept living space & a wood-burning stove, ideal for cozy evenings. Additionally, a charming one-bedroom Bunkie with an accompanying sitting area caters to the comfort of guests, ensuring a delightful, private stay. Practical amenities include a shed for the storage of aquatic equipment and tools, highlighting the property's readiness for immediate occupancy & enjoyment. Noteworthy updates include a new septic system & steel dock in 2010, airtight woodstove in 2024, a spacious 1000-square-foot deck in 2012, a new Bunkie in 2013, a new shed in 2015 & a fresh roof/eavestroughs in 2022, culminating in a turnkey oasis awaiting its fortunate new owner. Strategically positioned along the Trent Severn Waterway but tucked away from the hustle & bustle yet still providing convenient access to Gloucester Pool via The Big Chute & Georgian



Bay through Lock45, the location presents an array of recreational opportunities. From superlative fishing to exhilarating water sports, ATV/ Snowmobile Trails, & the convenience of waterfront dining establishments & full-service marinas, every conceivable amenity is within reach. Immediate possession is available, seize the opportunity to make 2025 an unforgettable summer by claiming this idyllic, quiet retreat as your own. (id:6289)

**Essential Information**

Listing #	X12023808
Price	\$499,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	4 Severn River Shore
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	P0C1M0

**Amenities**

Amenities	Marina, Place of Worship, Ski area, Golf Nearby
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Waterway, Flat site, Dry
Parking	No Garage
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

**Interior**

Appliances	Water Heater, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters

Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Stone, Wood
Lot Description	155 x 261 FT 1/2 - 1.99 acres
Foundation	Wood/Piers

## Listing Details

Listing Office      Royal LePage In Touch Realty



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