

\$1,780,000 - 22418 Georgian Bay Shore, Georgian Bay (gibson)

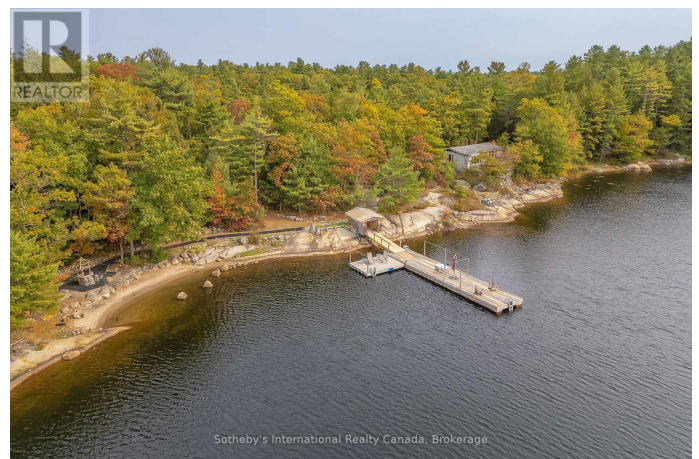
MLS® #X12026965

\$1,780,000

3 Bedroom, 1.00 Bathroom,
Single Family on 2204.00 Acres

Gibson, Georgian Bay (gibson), Ontario

Amazing Development Opportunity to build a family compound with the ultimate privacy on Georgian Bay in the highly coveted Longuissa Bay. The property is boat access only and boasts stunning granite formations, mature pine trees, a perfect blend of natural beauty and tranquility that makes it all a dream come true. Featuring: Two separately deeded lots on a Peninsula with a total of over 2000 feet of waterfront on 5.8 acres. Enjoy both Sunrise and Sunsets with water on both sides, west facing Georgian Bay and East - Musquash River. There is a 900 sq. ft. Panabode 3 bedroom cottage with its own beautiful sandy beach and waterfall pump so water flows down the rocks to the Lake. Relax in the hot tub and enjoy parties around the Tiki Hut and firepit by the waterfront. Lots of storage space at shore and a large Quonset shed for toys at the back. The boat dock is extra long, at 60' and can handle a large yacht with its 30 ft. depth at the end - and a 12' wide is great for relaxing or entertaining at. There is also a secondary 18' x 13' swim dock. The infrastructure was upgraded, with 400 amp service (200 amp at dock), one 50 amp and three 30 amp hubble plugs. A Boaters' Dream!! The vacant lot next door has 958 ft. of combined waterfront and amazing views with west exposure. There is a perfect spot to build a secondary cottage with its own beach and docks next door. The highlight of this property is the 2 km of scenic



walking paths that weave through the forest with extra wide trails that allow you to even ride a 4 wheeler. Kids love the property. Must be seen to appreciate the natural beauty and privacy. Boat taxi arrangements from Honey Harbour. (id:6289)

Essential Information

Listing #	X12026965
Price	\$1,780,000
Bedrooms	3
Bathrooms	1.00
Acres	2,204.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	22418 Georgian Bay Shore
Subdivision	Gibson
City	Georgian Bay (gibson)
Province	Ontario
Postal Code	P0E1E0

Amenities

Amenities	Beach
Utilities	Electricity, Electricity Connected
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Open space, Lighting, Level
Parking	No Garage
View	Lake view, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Range, Water Treatment, Water Heater
Heating	Wood Baseboard heaters
Fireplace	Yes

# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Foundation	Block, Concrete, Wood/Piers

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 4:01pm EDT