

\$1,395,000 - 149 John Buchler Road, Georgian Bay (baxter)

MLS® #X12032615

\$1,395,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

Welcome to this 5 Year old, 3 Bedroom, 3 Bathroom Four-season Cottage! This Turn Key Cottage features a spacious open concept Living, Dining, Kitchen and Great Room area all of which opens up to a large open as well as covered Deck area that all overlook the Lake. Both the Upper and Lower Decks add Great living Space, Perfect for Entertaining. Here you will find that Every Bedroom has a view of the Lake as well as its own walkout to extended covered Deck Areas. Step outside to your large, level private backyard Oasis. These Landscaped Grounds feature a refreshing above-ground Pool, Manicured Fire-Pit Area, a Waterside Gazebo, as well as a Large Covered Deck area for all-weather Enjoyment, perfect for Unforgettable Gatherings. The Walk-Out Lower Family Room also opens up directly to a covered pool side Deck area. Waterside, your beach area has sandy potential. Jump on your boat and Experience many kms of Boating, Fishing, Swimming and General Enjoyment. The Properties Paved Driveway has Upper and Lower overflow parking areas. This immaculate Turn Key, worry-free Cottage/Home is nestled in a peaceful bay off Gloucester Pool. Gloucester Pool (Cottage on Bay known as Six Mile Channel) offers direct access to the Trent Severn Waterway where boating is essentially Unlimited. There is One Easy to navigate Lock (45) Through to



Georgian Bay. Gloucester Pool has many hours of Boating Adventure with a multitude of Waterside Restaurants, Rivers, Waterfalls and areas to explore. OFSC Snowmobile Trails are Close By. Plus, you're only 15 Minutes away from Golf, 25 minutes from the nearest Ski Resort and Amenities found in Town are also close by. Port Severn is 10 Minutes, Coldwater 15 minutes, Midland 30 minutes, Barrie 45 minutes & Toronto is just over 2 hours away. Come and Create lasting family memories in this turn-key cottage. (id:6289)

Essential Information

Listing #	X12032615
Price	\$1,395,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	149 John Buchler Road
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Wireless
Features	Wooded area, Irregular lot size, Flat site, Level, Sump Pump
Parking Spaces	5
Parking	No Garage
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes

Waterfront	Waterfront
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water Treatment, Water Heater, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Separate entrance, Walk out

Exterior

Lot Description	135 x 297.3 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	Royal LePage In Touch Realty
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Listing information last updated on October 12th, 2025 at 8:46pm EDT