

\$475,000 - 1494 Lost Channel Shore, Georgian Bay (baxter)

MLS® #X12156452

\$475,000

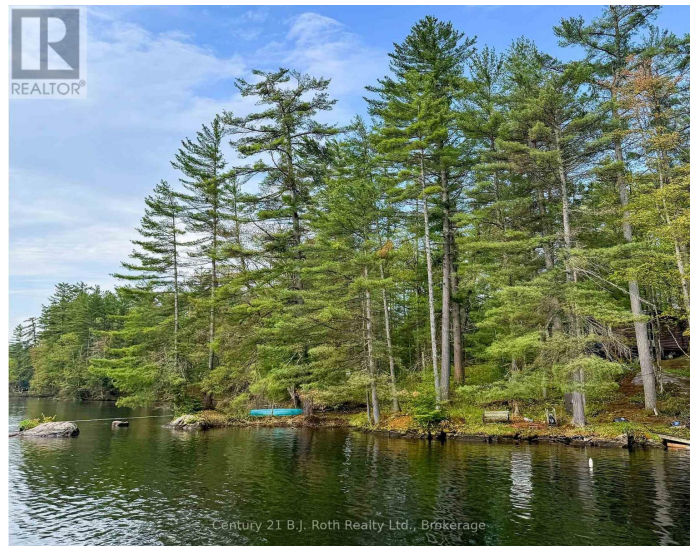
3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

Welcome to your private oasis in the highly sought-after Lost Channel community on the Trent Severn Waterway - a rare opportunity to own a boat-access cottage awaiting your restoration, nestled among lush, mature forests and backing onto thousands of acres of protected MNR Parkland. This expansive waterfront property boasts over 1,400 feet of granite shoreline, featuring stunning views, multiple natural sand beaches, deep water access ideal for docking and excellent swimming conditions off the main waterway. The charming 3-bedroom, 1-bath cottage offers the perfect canvas to enjoy immediately or transform into your dream retreat. With a kitchen, dining, and living area, 3 bedrooms, 1 bath, along with a newer septic system and a brand new water pump, this property is ready for summer enjoyment. Whether you envision quiet mornings watching the sun rise, afternoons swimming and exploring the surrounding nature, or cozy evenings by the fire, this property offers the ultimate in privacy, tranquility, and potential. Make this unique property your own. (id:6289)

Essential Information

Listing #	X12156452
Price	\$475,000
Bedrooms	3



Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1494 Lost Channel Shore
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	P0C1M0

Amenities

Amenities	Marina
Utilities	Electricity
Features	Wooded area, Sloping, Rolling, Partially cleared
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Wood Other
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Lot Description	1472 x 205.2 FT 5 - 9.99 acres
Foundation	Block

Listing Details

Listing Office	Century 21 B.J. Roth Realty Ltd.
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Listing information last updated on October 15th, 2025 at 10:16am EDT