

\$799,000 - 12494 Georgian Bay Shore, Georgian Bay (baxter)

MLS® #X12197608

\$799,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

Accessible only by boat and tucked into a quiet, low-traffic bay near Honey Harbour, this exceptional 3-bedroom, 2-bathroom cottage offers the ultimate in privacy, tranquility, and classic Georgian Bay charm. Just 1 hour 40 mins north of the GTA and a short boat ride from the amenities of Honey Harbour including the general store, LCBO, and library this property strikes the perfect balance between peaceful seclusion and convenient access. Built 14 years ago and expanded with a thoughtfully designed addition just five years ago, the cottage now features a spacious family room wrapped in white-washed pine, showcasing panoramic views of the bay through oversized windows that flood the interior with natural light. The original living room and kitchen are warm and welcoming with vaulted ceilings and an open-concept design that encourages easy gathering. A WETT-certified wood stove adds rustic charm and practical warmth for cooler evenings. From both the main living area and the primary bedroom, walk out to an expansive deck that overlooks 129 feet of clean, deep waterfront ideal for swimming, relaxing, or launching from the large, four-year-old dock. The shoreline offers exceptional water quality and depth, perfect for boating enthusiasts or those who simply love a quiet swim in a peaceful bay. Additional features include laminate and ceramic flooring throughout, main floor laundry



for added convenience, and stairs leading from the cottage to the waters edge. Beneath the family room addition, a unfinished lower-level space presents potential as a bunkie, sitting room, or secure storage. The fire pit area offers the perfect vantage point for sunset views and gathering with family and friends. In winter, access the property via snowmobile or ATV along well-maintained local trails. Whether you're seeking a seasonal getaway or a private retreat to enjoy year-round, this property delivers timeless cottage living in one of Georgian Bays most sought-after boat-access locations. (id:6289)

Essential Information

Listing #	X12197608
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	12494 Georgian Bay Shore
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	P0E1E0

Amenities

Amenities	Marina
Utilities	Electricity, Wireless, Telephone
Features	Hillside, Wooded area, Irregular lot size, Sloping, Partially cleared
Parking	No Garage
View	Lake view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Wood
Lot Description	128.7 x 176.8 FT ; Irregular 1/2 - 1.99 acres
Foundation	Block, Wood/Piers, Poured Concrete

Listing Details

Listing Office	Sotheby's International Realty Canada
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