

\$799,000 - 346 Portage Road, Georgian Bay (baxter)

MLS® #X12283102

\$799,000

3 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

BAXTER LAKE Your Cottage Called Meet You on The Dock. Nestled just 15 feet from The Waters Edge, This Classic 1967 lakeside retreat on Baxter Lake offers 108 feet of north-facing frontage and an unbeatable connection to the Trent Severn Waterway and part of the Trent Severn Watershed, Offering Maintained Water Levels and Reliable Navigation. If Youre Looking for a Well-Loved Cottage with Grandfathered Footprint, Easy Access to Open Water Adventures, and The Freedom to Renovate to Your Taste This is It. OR Build a New Cottage You will have to Set it Back Off The Shoreline. ***THE DETAILS*** This Vintage 3-Season Cottage is all about Location and Lifestyle with a Wet slip Boathouse. While it May need Updates, its Charm and Potential are Undeniable. Originally Built in 1967, Everything inside Reflects that Era. Making it a Blank Canvas for Your Waterfront Vision. ***MORE INFO*** What Makes it Special? Just Steps from Your Private Dock, Step off your Dock for a Morning Swim or Head out for a Thrilling Day of Waterskiing. Take a Scenic Boat Ride Right from Your Dock, under The 400 there is a 12 Ft. Tunnel you can Drive Your Boat Thru, all The Way to Georgian Bay via Lock 45. You have Endless Boating-Fishing-Swimming till Your Hearts Content. The Location is an easy drive in, Drive To The Door From T.O. In Less Than 1.5 Hours. If Global Influences are Pushing you North, This Property is Easy Access off Hwy 400. You could commute from



this MUSKOKA paradise if YOU made it a Year-Round Property. The Road is plowed all Year Round. (id:6289)

Essential Information

Listing #	X12283102
Price	\$799,000
Bedrooms	3
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	346 Portage Road
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	L0K1S0

Amenities

Utilities	Electricity
Features	Irregular lot size
Parking Spaces	4
Parking	No Garage
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Stove, Refrigerator
Heating	Other
Cooling	None
# of Stories	1

Exterior

Exterior	Wood
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Lot Description 108 x 230 FT ; 108' x 230' x 105.53' x 215.85'|under 1/2 acre
Foundation Wood/Piers

Listing Details

Listing Office Royal LePage In Touch Realty



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