

\$3,199,000 - 93-44 Potato Island Road, Georgian Bay (baxter)

MLS® #X12425380

\$3,199,000

7 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

GEORGIAN BAY The View here is WOW... This Executive Estate Property IS where Muskoka meets The Grandeur of Georgian Bay. Nestled on over 11 acres with 850+ feet of Frontage, This Retreat Offers one of The Finest Private Beaches Anywhere on The Bay. Potato Island is Private Estate area to just 3 Exclusive Estate Properties, Making This a Truly Rare Opportunity. Stroll The Landscaped Grounds and Extensive Trail Systems, or Wade into The Crystal-Clear water Where The Beach extends far into Georgian Bay. The Shoreline is a Dream Setting with soft sand, Shaded Pavilions, Cabanas, Playground, and Games Areas even a Lifeguard Chair. The deep-water main dock welcomes larger boats and provides a shaded pavilion for gatherings. From here, cruise to Beckwith and Beausoleil Islands, Giants Tomb, or through the Trent-Severn Waterway to nearby resorts and restaurants. This property combines the natural beauty of Muskoka with the endless adventure of Georgian Bay a lifestyle experience beyond compare. ***THE DETAIL*** Main Cottage: 3 bedrooms, 2 bathrooms, open-concept living/dining/great room with fireplace. Games room and main spaces open seamlessly into indoor/outdoor living. Guest Cabins: Two cottages, each with 2 bedrooms, 4-piece bath, open living/dining, and Outdoor Living: Several kitchens and dining areas with space to host large



gatherings; multiple pavilions, cabanas, and games areas. Beach & Dock: One of the largest privately owned beaches in the area, plus a main dock with pavilion, seating, and boat depth. Trails & Expansion: 11+ acres with extensive walking trails, plus room for a future shop or expansion of the main cottage.

MORE INFO Location: Oak Bay Golf Club minutes away. Port Severn, Honey Harbour, Coldwater, Midland, and Barrie nearby for shopping and dining. GTA under 1.5 hours. sweeping beach + bay views.
(id:6289)

Essential Information

Listing #	X12425380
Price	\$3,199,000
Bedrooms	7
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	93-44 Potato Island Road
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Fireplace(s)
Utilities	Wireless, Electricity Connected, Telephone
Features	Irregular lot size, Trash compactor
Parking Spaces	20
Parking	No Garage
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Hot Tub, Water Heater, Dishwasher, Dryer, Furniture, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone, Wood
Lot Description	894 x 600 FT ; 894ft x irreg 10 - 24.99 acres
Foundation	Block, Slab

Listing Details

Listing Office Royal LePage In Touch Realty



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