

## WAHTA 2 RD, MUSKOKA DISTRICT MUNICIPALITY, ON L0K 1S0, CANADA

<https://www.gtarealestates.com>

Welcome to your own private bay in Muskoka. Set on over an acre with 300+ ft of spectacular southwest-facing shoreline, this three season lakeside cottage offers a beautiful blend of muskoka rock and a sandy waterfront, all-day sun, and exceptional privacy just steps from the water's edge. Filled with natural light from multiple skylights and...

**\$649,000**

- 3 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bathroom

**RoomLength1:** 2

**RoomDimensions1:** 2 m X 1.2 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.5

**RoomType3:** Bedroom 3

**RoomLength3:** 3.6

**RoomDimensions3:** 3.6 m X 2.8 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.4

**RoomType5:** Mud room

**RoomLength5:** 3.5

**RoomDimensions5:** 3.5 m X 1.5 m

**RoomLevel6:** Main level

**RoomWidth6:** 2.2

**RoomType7:** Bathroom

**RoomLength7:** 3.5

**RoomDimensions7:** 3.5 m X 1.5 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.5

**RoomType9:** Living room

**RoomLength9:** 5.6

**RoomDimensions9:** 5.6 m X 4.1 m

**RoomLevel10:** Main level

**RoomWidth10:** 3.3

**RoomType11:** Sunroom

**RoomLength11:** 5.4

**RoomDimensions11:** 5.4 m X 2.1 m

**RoomLevel12:** Ground level

**RoomWidth12:** 1.9

**RoomLevel1:** Second level

**RoomWidth1:** 1.2

**RoomType2:** Bedroom 2

**RoomLength2:** 4.8

**RoomDimensions2:** 4.8 m X 3.5 m

**RoomLevel3:** Second level

**RoomWidth3:** 2.8

**RoomType4:** Family room

**RoomLength4:** 5.5

**RoomDimensions4:** 5.5 m X 3.4 m

**RoomLevel5:** Main level

**RoomWidth5:** 1.5

**RoomType6:** Bedroom

**RoomLength6:** 4

**RoomDimensions6:** 4 m X 2.2 m

**RoomLevel7:** Main level

**RoomWidth7:** 1.5

**RoomType8:** Kitchen

**RoomLength8:** 3.8

**RoomDimensions8:** 3.8 m X 3.5 m

**RoomLevel9:** Main level

**RoomWidth9:** 4.1

**RoomType10:** Dining room

**RoomLength10:** 5.4

**RoomDimensions10:** 5.4 m X 3.3 m

**RoomLevel11:** Main level

**RoomWidth11:** 2.1

**RoomType12:** Other

**RoomLength12:** 5.4

**RoomDimensions12:** 5.4 m X 1.9 m



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## Location Details

**City:** Georgian Bay (Gibson)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Gibson

**Stories:** 2

**Levels:** 2

**FrontageLength:** 355 ft

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## Property Features

**Flooring:** Concrete,Carpeted,Laminate

**HeatingFuel:** ,Electric,Wood

**Cooling:** None

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**View:** Lake view,Direct Water View

**WaterBodyName:** Gibson Lake

**Heating:** Baseboard heaters,,

**CoolingYN:** True

**ParkingTotal:** 6

**GarageYN:** False

**CarportYN:** False

**FireplaceFeatures:** Woodstove

**ViewYN:** True

**WaterfrontYN:** True

**Sewer:** Septic System

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## Courtesy of

**OfficeName:** ROYAL HERITAGE REALTY LTD.

**Office ID:** 275817

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 6

**Heating:** Baseboard heaters, ,

**Sewer:** Septic System

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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**FireplaceFeatures:** Woodstove

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** None

**Total Fireplaces:** 1

