

# \$375,000 - 550 Is 10 Baxter Lake Island, Georgian Bay (baxter)

---

MLS® #X12049807

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

This island property on Baxter Lake, Honey Harbour is a seldom available large waterfront parcel zoned residential in the District of Muskoka and connected to the Trent Severn Waterway. The waterfront lot is 985 feet water frontage and elevated 7 acres with hydro at the lot. The property is about 600 feet from a deeded road access right of way parking lot & boat launch, so easy access day or night. Lock 45 in Port Severn provides access into Georgian Bay. The Gloucester Pool and Severn River neighbourhood has several restaurants you can get to by boat on a pleasant cruise. Little Go Home Bay and Gloucester Pool are accessed via a short channel under the bridge and will easily accommodate large pontoon boats and mid size cruisers. Deep water along the shore and great views up the lake from the property. Only 90 minutes north of the GTA. Access is by a municipally maintained road to the marine landing. Moments from Exit 162 and Hwy 400. Barrie, Orillia, Parry Sound and Midland are about 40 minute drive from the landing. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12049807 |
| Price     | \$375,000 |
| Bathrooms | 0.00      |

|       |             |
|-------|-------------|
| Acres | 0.00        |
| Type  | Vacant Land |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 550 Is 10 Baxter Lake Island |
| Subdivision | Baxter                       |
| City        | Georgian Bay (baxter)        |
| Province    | Ontario                      |
| Postal Code | P0E1E0                       |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Marina                                                   |
| Utilities      | Electricity                                              |
| Features       | Wooded area, Rocky, Sloping, Waterway, Open space, Level |
| Parking Spaces | 1                                                        |
| Parking        | No Garage                                                |
| View           | Direct Water View                                        |
| Is Waterfront  | Yes                                                      |
| Waterfront     | Island                                                   |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Lot Description | 985 x 304.7 FT 5 - 9.99 acres |
|-----------------|-------------------------------|

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Bob Bush Realty Inc. |
|----------------|----------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 6:46pm PDT