

\$1,195,000 - 390 Is 360 Island, Georgian Bay (baxter)

MLS® #X12320488

\$1,195,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Baxter, Georgian Bay (baxter), Ontario

Welcome to 390 Island 360, a rare and remarkable offering on Hungry Island on beautiful Six Mile Lake. This island-access property spans nearly 19 acres, including a stunning 5.5-acre main parcel with 627 feet of natural shoreline and a beautifully built cottage featuring high ceilings, rich pine finishes, a cozy stone fireplace with insert, and Baseboard heating, and a AC window unit provides Cooling in the summer. Also included is over 13 acres of recreational land in the center of Hungry Island, an ideal setting for ATVs, hiking, and snowmobiling, with two well-defined trails and excellent winter access. A zoning exception permits the construction of a two-slip wet boathouse, and the property comes with a previously approved permit for an 800+ sq ft bunkie, offering even more potential. Conveniently, the sale includes an owned share of mainland parking and a boat slip just a minute away, making access simple and stress-free. Whether you're looking for a peaceful summer escape or a four-season adventure base, 390 Island 360 combines rustic charm, modern comforts, and endless recreational possibilities in one extraordinary package on Six Mile Lake. Ask Listing agent for copy of floorplans (id:6289)



Essential Information

Listing #	X12320488
Price	\$1,195,000

Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	390 Is 360 Island
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	L0K1S0

Amenities

Utilities	Electricity
Features	Hillside, Wooded area, Irregular lot size, Partially cleared, Flat site, Lighting, Carpet Free
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Island

Interior

Appliances	Water Heater, Water Treatment
Heating	Electric Heat Pump, Not known
Cooling	Wall unit, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Shingles, Hardboard
Exterior Features	Landscaped
Lot Description	627 x 398.8 FT 10 - 24.99 acres
Foundation	Concrete

Listing Details

Listing Office	Royal LePage In Touch Realty
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