

# 232 BIGWIN Island, Lake Of Bays, Ontario P0B 1A0

Listing

Member Full  
**Active / Residential**

**Listing ID: 40579482**  
 List Price: **\$799,000.00**  
 New Listing



## Muskoka/Lake of Bays/Franklin Cottage/House/Detached

Water Body: **Lake of Bays**  
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 AG Fin SqFt Range: **501 to 1000**  
 AG Fin SqFt: **907/LBO provided**

Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$2,253.92/2023**

**ARN/PIN:** 442701002209600 / 480630829  
**Legal:** PT LT 67-68 PL 10 FRANKLIN; PT RESERVE L PL 10 FRANKLIN AS IN DM372531; LAKE OF BAYS

### Remarks/Directions

**Public:** Resting on the beautiful shores of Bigwin Island, this property is located on sought-after Lake of Bays and is the perfect way to get a foothold to start your summer cottage experience. Rustic and charming, this cottage can be brought back to its full potential and gives someone the ability to put their own stamp on it and finish to taste. Or maybe with .7 acres, this is the canvas for a newly-built dream cottage that will highlight all the natural beauty of the land with the towering pines and the gently sloping lot leading to the hard packed sandy beach shoreline. Just a short boat ride from Port Cunnington Marina, you are stepping onto your waterfront oasis within minutes of launching the boat making this a seamless transition into island living. Lake of Bays is the largest body of water in the area and offers endless opportunities for boating, fishing, exploring and any other recreational enjoyment you can imagine. Don't wait to start your summer cottage adventure on historic and quintessential Bigwin Island.

**REALTOR@:** Boat Slip rental at Port Cunnington approx. \$1,500/season Cottage is being sold as is where is.

Directions to Property: **Fox Point Road to Port Cunnington Road to Port Cunnington Marina**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Water Access Deeded, Island**  
 Dock Type: **Private Docking**  
 Boat House:  
 Shoreline:  
 Frontage: **100.00**  
 Shore Rd Allow: **Not Owned**  
 Exposure:  
 Channel Name:  
 Island Y/N: **Yes**

### Exterior

Exterior Feat: **Recreational Area, Seasonal Living**  
 Construct. Material: **Wood**  
 Shingles Replaced: Foundation: **Piers**  
 Year/Desc/Source: **//**  
 Property Access: **By Water**  
 Other Structures:  
 Garage & Parking: **None**  
 Parking Spaces: **0** Driveway Spaces: **0.0**  
 Water Source: **Lake/River** Water Tmnt: **Iron/Mineral Filter, UV System**  
 Lot Size Area/Units: **/** Acres Range: **0.50-1.99**  
 Lot Front (Ft): **100.00** Lot Depth (Ft):  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Golf, Island, Lake/Pond**  
 View: **Lake, Water**  
 Topography: **Sloping**

Roof: **Shingles**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:  
 Winterized: **Not Winterized**  
 Garage Spaces:  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**

interior

Interior Feat: None
Basement: None
Laundry Feat: In Bathroom, Main Level
Cooling: None
Heating: Baseboard, Fireplace-Wood
Fireplace: /Living Room, Wood
Inclusions: Dryer, Refrigerator, Washer
Basement Fin:
FP Stove Op:

Property Information

Common Elem Fee: No
Legal Desc: PT LT 67-68 PL 10 FRANKLIN; PT RESERVE L PL 10 FRANKLIN AS IN DM372531; LAKE OF BAYS
Zoning: WR
Assess Val/Year: \$328,000/2023
PIN: 480630829
ROLL: 442701002209600
Possession/Date: 30 - 59 Days/
Local Improvements Fee:
Survey: Boundary Only/ 1963
Hold Over Days:
Occupant Type: Vacant
Deposit: 5%

Marketing

Showing Requirements: Showing System
Showings:
Showing Remarks: 24 hours required to arrange boat to the property. Cottage has not been open yet for the season. Water is turned off.
Lockbox Type: None
Sign on Prop: Yes
Possession: 30 - 59 Days
Locbox Loc/Serial#:/

Brokerage Information

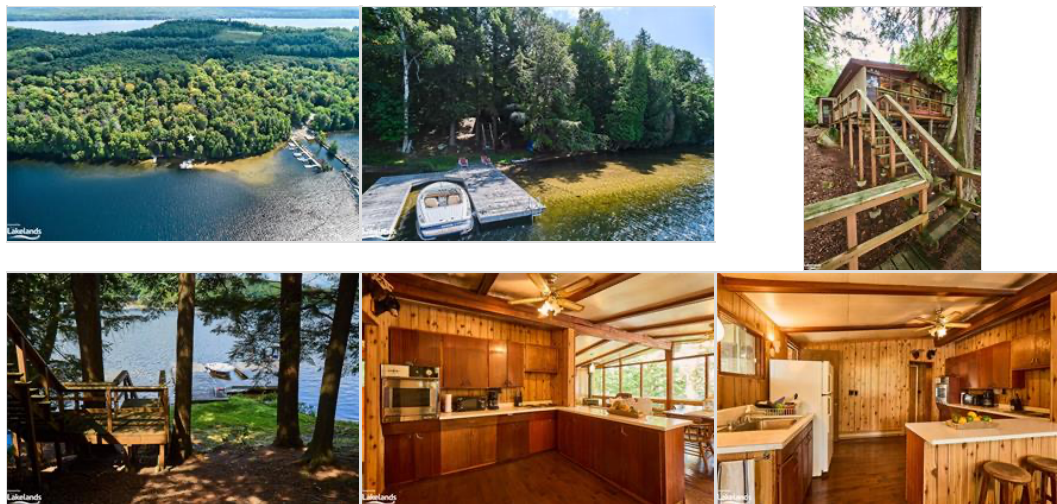
List Date: 05/09/2024
Financing:
Buyer Agency Compensation Remarks: 2.5% + HST
Assignment Of Listing:
Representation Type: Designated Representative
Offer Remarks: Please include Schedule B with offer.
Original List Price: \$799,000.00
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson: Jessica Brown, Salesperson
Email: jessicabrown@vianet.ca
List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson 2: Victoria Darling-Wadel, Salesperson
Email: vdarling@vianet.ca
Expiration Date: 09/06/2024
SPIS:
Int Bearing Bkg Trust Account: No
Contact After Expired: No
Special Agreement: No
HST Applicable to Sale: No
Brkge #: 705-789-4957
Direct #: 705-571-0882
L/SP Cell: 705-571-0882
Phone: 705-789-4957
Phone: 705-571-2852
L/SP2 Cell: 705-571-2852

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Source Board: The Lakelands Association of REALTORS®

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Photos

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