

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

Listing

Member Full  
**Active / Residential**

**MLS®#: 40475943**  
 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**  
 DOM/CDOM: **0/0**  
 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**

### Common Elements

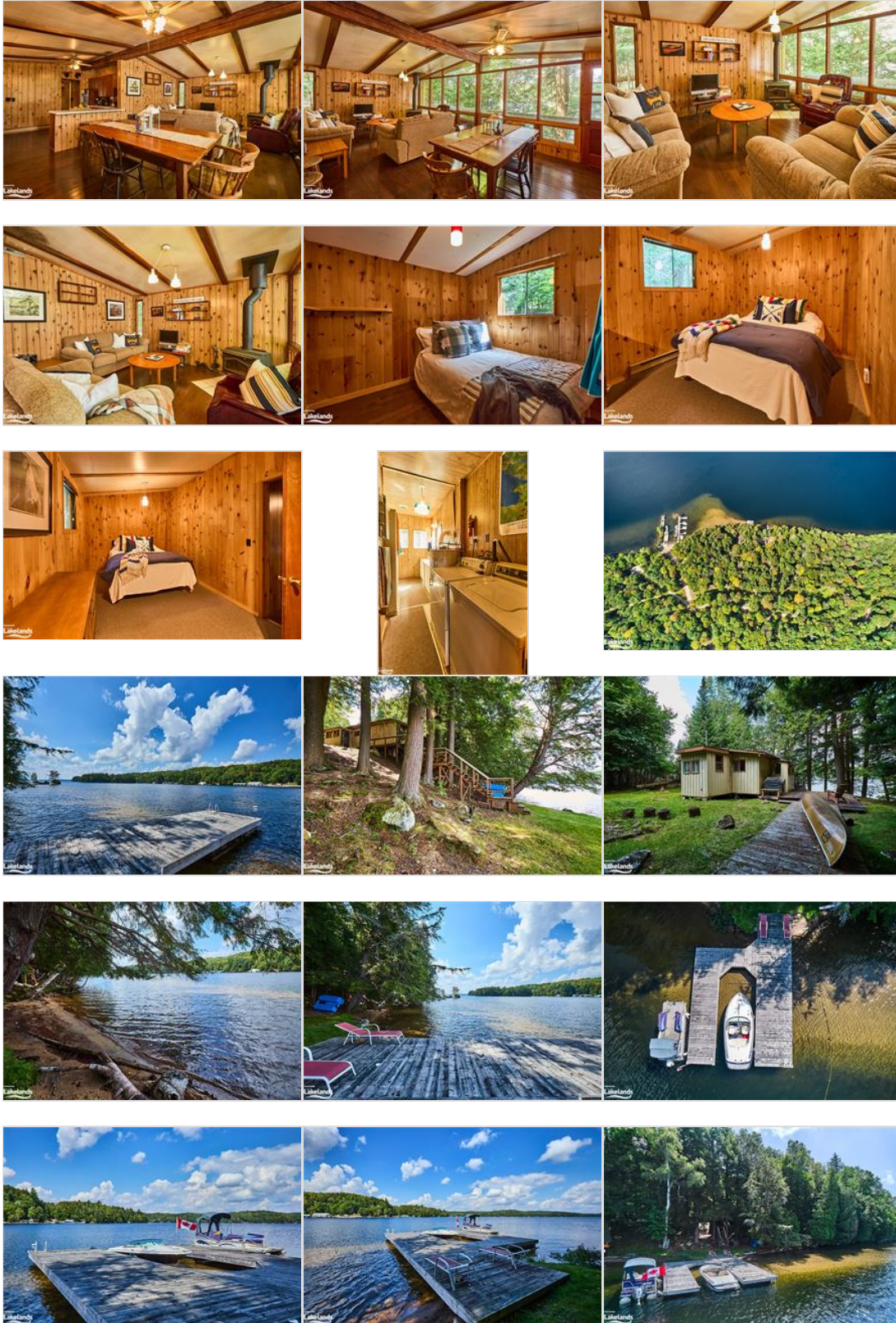
#### Waterfront

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

#### Exterior

Exterior Feat: <b>Recreational Area, Seasonal Living</b>		Roof: <b>Shingles</b>	
Construct. Material: <b>Wood</b>	Foundation: <b>Piers</b>	Prop Attached: <b>Detached</b>	
Shingles Replaced:		Apx Age: <b>51-99 Years</b>	
Year/Desc/Source: <b>//</b>		Rd Acc Fee:	
Property Access: <b>By Water</b>		Winterized: <b>Not Winterized</b>	
Other Structures:			
Garage & Parking: <b>None</b>	Driveway Spaces: <b>0.0</b>	Garage Spaces:	
Parking Spaces: <b>0</b>	Water Tmnt: <b>Iron/Mineral Filter, UV System</b>	Sewer: <b>Septic</b>	
Water Source: <b>Lake/River</b>	Acres Range: <b>0.50-1.99</b>	Acres Rent:	
Lot Size Area/Units: <b>/</b>	Lot Depth (Ft):	Lot Shape:	
Lot Front (Ft): <b>100.00</b>	Lot Irregularities:	Land Lse Fee:	
Location: <b>Rural</b>			
Area Influences: <b>Golf, Island, Lake/Pond</b>			
View: <b>Lake, Water</b>		Retire Com:	







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