

\$1,750,000 - 0 Clear Lake Road, Muskoka Lakes (wood (muskoka Lakes))

MLS® #X12135108

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Wood (Muskoka Lakes), Muskoka Lakes
(wood (muskoka Lakes)), Ontario

Privacy like this is getting hard to find in this popular "playground" corner of Muskoka! This unique and desirable package is comprised of two parcels of land divided by a 66' Road Allowance. Parcel 1 offers 36 acres with 1364' of waterfrontage which is easily accessible year round (snow plow currently stops at approx. (#1376) and features a mixed terrain, wonderful elevated western and north western sunset views across beautiful Gullwing Lake, with several potential building sites and excellent privacy with the possibility for some walking trails. The second parcel is water access and is comprised of 845' of waterfront together with 4.4 acres of gorgeous gently sloping, private and well treed land with pleasing water views. While these unique properties may offer the possibility of severance, they truly suite those seeking a private family escape and an extraordinary cottage experience. Being located near the Dark Sky Reserve, offers the ability to gaze at the stars and, due to the amount of undeveloped privately owned and Crown Lands close by, there is much in the way of wildlife in the area. Beyond this property further down the road is the Devil's Gap Trail for hiking/mountain biking and snowmobile trail access. Gullwing Lake joins with Echo (or Resound) Lake for some great fishing or exploration by canoe, kayak & boat. During



the winter months, perhaps enjoy cross-country skiing, snowshoeing or snowmobiling. Truly a one-of-a-kind offering! Development charges will apply. Hydro is across the road from Parcel #1. Currently the municipal snow plow has been stopping at approx. #1376 just before the subject property, where the snowmobile trail begins, so some private snow removal would need to be done. NOTE: Second property PIN # 480340397/Roll # 44530600711001 - assessed at \$91,000 in 2025. Taxes were \$601.45 in 2024. (id:6289)

Essential Information

Listing #	X12135108
Price	\$1,750,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	0 Clear Lake Road
Subdivision	Wood (Muskoka Lakes)
City	Muskoka Lakes (wood (muskoka Lakes))
Province	Ontario
Postal Code	P0C1A0

Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size, Rocky, Sloping, Rolling, Wetlands, Dry, Level, Marsh, Hilly
Parking	No Garage
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	2209 x 344.6 FT ; 2 pts sold together - total 40+AC/2200'+ 25 - 50 acres
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Listing Details

Listing Office Forest Hill Real Estate Inc.



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