

# \$3,249,000 - Lots 1, 5 & 6 - 2 Meda Island, Muskoka Lakes (medora)

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MLS® #X12168508

**\$3,249,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

Medora, Muskoka Lakes (medora), Ontario

An exceptional opportunity to own one of Lake Muskoka's most unique island offerings - welcome to Meda Island, comprised of three separately deeded lots with over 2,100 feet of pristine shoreline and just over 6 acres of total land. This rare point property is a true blank canvas for your dream compound, with grandfathered structures in place for current enjoyment and future development potential across all three lots. Zoning permits up to 7,500 sq. ft. of living space per lot, plus a two-storey boathouse with living quarters on each - making this an extraordinary chance to create a multi-generational retreat unlike any other. The southern exposure ensures all-day sun, while the clean, deep shoreline and expansive views deliver the best of Muskoka waterfront living. Arrive by boat from designated parking at Mortimer's Point Marina, and enjoy the total privacy this island provides, with a mix of mature forest, rocky outcroppings, and level areas ideal for future builds. With 95 feet of approved docking and excellent building envelopes, Meda Island offers the flexibility and scale to craft a legacy property that can be passed down for generations. (id:6289)



## Essential Information

Listing #                      X12168508

|           |             |
|-----------|-------------|
| Price     | \$3,249,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |
| Type      | Vacant Land |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | Lots 1, 5 & 6 - 2 Meda Island |
| Subdivision | Medora                        |
| City        | Muskoka Lakes (medora)        |
| Province    | Ontario                       |
| Postal Code | P0B1J0                        |

### Amenities

|               |                   |
|---------------|-------------------|
| Utilities     | Electricity       |
| Parking       | No Garage         |
| View          | Direct Water View |
| Is Waterfront | Yes               |
| Waterfront    | Waterfront        |

### Exterior

|                 |                              |
|-----------------|------------------------------|
| Lot Description | 2166 x 720 FT 5 - 9.99 acres |
|-----------------|------------------------------|

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Chestnut Park Real Estate |
|----------------|---------------------------|



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