

\$5,595,000 - 1091 Dwight Beach Road, Lake Of Bays (franklin)

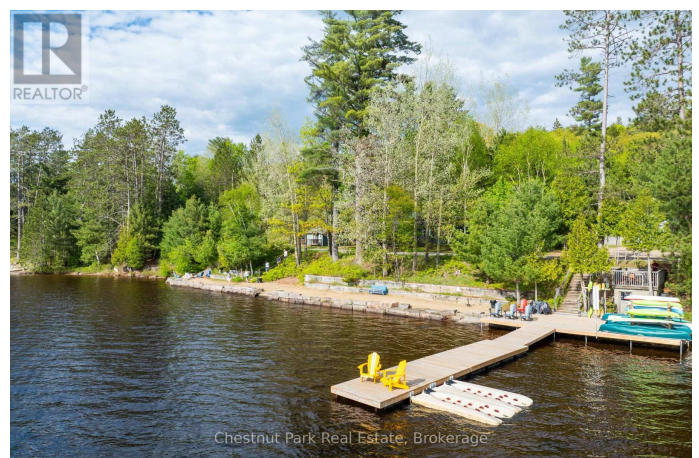
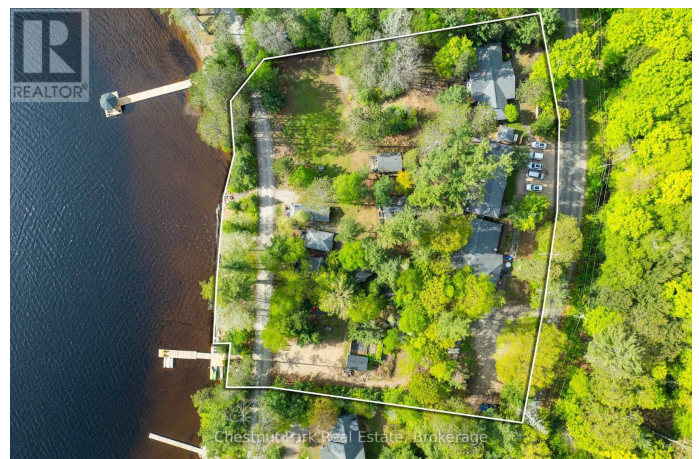
MLS® #X12187940

\$5,595,000

0 Bedroom, 0.00 Bathroom, 13,500 sqft
Vacant Land on 3.50 Acres

Franklin, Lake Of Bays (franklin), Ontario

A truly rare chance to own a piece of Muskoka's storied waterfront heritage. Nestled on the shimmering shores of Lake of Bays Muskoka's second largest and most pristine lake. This waterfront resort property offers over 300 feet of pristine sandy shoreline and almost 3.5 acres with coveted southwest exposure on picturesque Dwight Bay. Once home to the beloved NorLoch Lodge, this historic site has welcomed visitors since the early 1900s and now operates as Muskoka Waterfront Retreat Inc. Steeped in charm and surrounded by majestic pines, the property has been thoughtfully revitalized, blending rustic Muskoka character with modern comfort and convenience. The grounds feature a spacious Main lodge housing a dining room, lounge, commercial kitchen, private office, and owner/manager accommodations. The Chalet building offers 8 beautifully updated efficiency suites, while 8 fully self-contained cabins each tastefully renovated are tucked throughout the property. Well over \$1 million has been invested in guest improvements, including keyless entry systems, stainless steel appliances, updated heating and cooling, a new resort water system and furnishings that exude lakeside comfort. Zoned C-3 Commercial, the property permits development of up to 6 units per acre (18 total), 15% lot coverage (approx. 18,000 sq ft per floor), and a maximum building height of 8.5 metres. A



2010 Site Plan Agreement provides for future redevelopment, including a fractional ownership model with eight 2,000 sq ft year-round cottages, docks, a pool, and a managers residence offering incredible long-term potential. Sale includes land, buildings, chattels, and business as viewed. Located just minutes from Algonquin Park and the towns of Dwight and Huntsville, this is a unique opportunity to continue a successful resort operation or bring a new vision to life on one of Muskoka's most iconic lakes. Let your legacy begin here, where history meets opportunity on the timeless shores of Lake of Bays. (id:6289)

Essential Information

Listing #	X12187940
Price	\$5,595,000
Bathrooms	0.00
Square Footage	13,500
Acres	3.50
Type	Vacant Land

Community Information

Address	1091 Dwight Beach Road
Subdivision	Franklin
City	Lake Of Bays (franklin)
Province	Ontario
Postal Code	P0A1H0

Amenities

Amenities	Highway, Recreation
Features	Irregular lot size

Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 10:31am EDT