

\$2,499,000 - 1326 Kawagama Lake Road, Algonquin Highlands (sherborne)

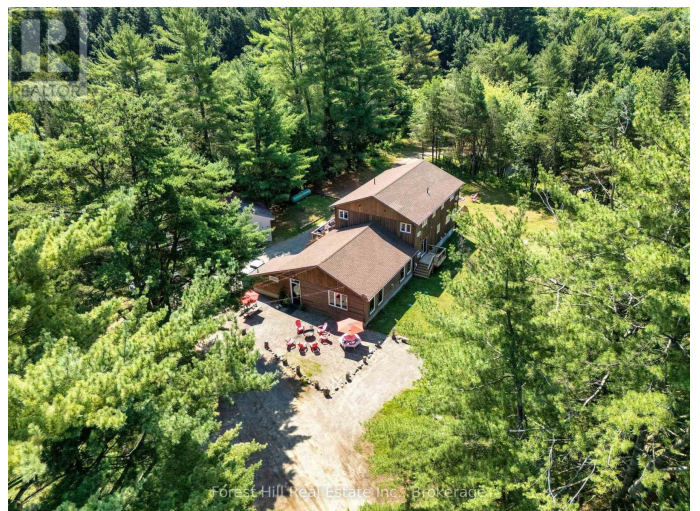
MLS® #X12355932

\$2,499,000

7 Bedroom, 8.00 Bathroom,
Single Family on 0.00 Acres

Sherborne, Algonquin Highlands (sherborne),
Ontario

Exceptional residential and/or commercial possibilities and opportunities abound on this unique, 10+ acre waterfront property with 1,200' on the Hollow River that has navigable boat access to MUSKOKA'S esteemed LAKE OF BAYS. Introducing a rare chance to own a piece of Cottage Country's iconic, maturely treed landscaped gems, located just minutes from the charming town of Dorset, Ontario. Currently home to the historic "Hollow Valley Resort" is now being offered for sale as a turnkey resort and land asset investment with lots of potential to expand the business under C3-3 zoning. This offering includes the land, a spacious and renovated main lodge of 4,000+ sq ft with multiple bedrooms and bathrooms, large septic system, drilled well and all existing buildings on site (with newer roofs), with significant potential to have up to 30 cabins and future development. This 4~season property is currently undergoing a thoughtful revitalization, together with the vision of restoring it into a premier 5-star resort destination. Muskoka-Haliburton tourism is growing steadily year after year and the supply of waterfront properties becoming increasingly scarce, so now is the time to secure your place in one of Ontario's most desirable regions. Whether you're looking to hold for appreciation, develop, continue operating as a resort or retreat, OR use as an extended



FAMILY COMPOUND, this is a land opportunity you won't want to miss. For visionary investors only, this is your chance to own an irreplaceable part of Cottage Country. Enjoy 1000's of acres of crown land nearby, scattered with trails for activities associated with each of the seasons! Begin your own story and memories here! (id:6289)

Essential Information

Listing #	X12355932
Price	\$2,499,000
Bedrooms	7
Bathrooms	8.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1326 Kawagama Lake Road
Subdivision	Sherborne
City	Algonquin Highlands (sherborne)
Province	Ontario
Postal Code	P0A1E0

Amenities

Amenities	Marina, Place of Worship, Fireplace(s), Separate Heating Controls
Utilities	Electricity
Features	Wooded area, Sloping, Level
Parking Spaces	20
Parking	No Garage
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane Forced air
Fireplace	Yes

# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Wood
Lot Description	1260 x 900 FT
Foundation	Block

Listing Details

Listing Office	Forest Hill Real Estate Inc.
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