

\$7,495,000 - 1020 Birch Glen Road, Lake Of Bays (mclean)

MLS® #X12426578

\$7,495,000

0 Bedroom, 0.00 Bathroom, 12,000 sqft
Business on 20.50 Acres

Mclean, Lake Of Bays (mclean), Ontario

STEP RIGHT IN TO OPERATE - AND YOU CAN ALSO COMPLETE THE BUILD-OUT OF THIS INCREDIBLE OFFERING - boasting 20.5 ACRES with 1,150 ft of PRIME SHORELINE - connected to MUNICIPAL WATER & SEWER and perfectly positioned in the coveted LAKE OF BAYS region of MUSKOKA. Currently operating as a Private Residence Club, THE LANDSCAPES property features a highly desired fractional ownership structure with a healthy reserve fund and 20 existing residences. Current zoning and DEVELOPMENT PERMIT allows for an ADDITIONAL 44 RESIDENCES to be constructed. Existing development for the project also includes the construction of roads and water/sewer, electrical, propane and fibre-optic utilities WITH SIGNIFICANT EXCESS CAPACITY AVAILABLE. As a new owner you will further benefit from substantial added value WITH THE MAJORITY OF AMENITIES ALREADY BUILT - including a boathouse, clubhouse, swimming pool, rec centre, and tennis court. Future expansion and development provides flexible ownership opportunities (call listing brokers to discuss in more detail). DEVELOPERS take note of this outstanding investment opportunity - whether on its own or combined with the adjacent property (also for sale - please inquire). PRICED TO SELL and ideally located only 2 hours north of Toronto and 25 minutes from



the Muskoka Airport. Call today for more information and to arrange for your personal tour. (id:6289)

Essential Information

Listing #	X12426578
Price	\$7,495,000
Bathrooms	0.00
Square Footage	12,000
Acres	20.50
Type	Business

Community Information

Address	1020 Birch Glen Road
Subdivision	Mclean
City	Lake Of Bays (mclean)
Province	Ontario
Postal Code	P0B1A0

Amenities

Amenities	Recreation
Features	Irregular lot size

Interior

Heating	Other
Cooling	Fully air conditioned

Listing Details

Listing Office	Chestnut Park Real Estate
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