

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

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MLS® #X12426581

**\$7,495,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 1150.00 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 #	X12426581
Price	\$7,495,000
Bathrooms	0.00
Acres	1,150.00
Type	Single Family

**Community Information**

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

**Amenities**

Utilities	Electricity, Wireless, Sewer
Features	Cul-de-sac, Wooded area, Irregular lot size, Partially cleared, Level
Parking Spaces	50
Parking	No Garage
View	View, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

**Interior**

Heating	Other
Fireplace	Yes

**Exterior**

Exterior	Wood, Stone
Exterior Features	Landscaped
Foundation	Concrete

**Listing Details**

Listing Office

Chestnut Park Real Estate



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