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

MLS® #X12426581

\$7,495,000

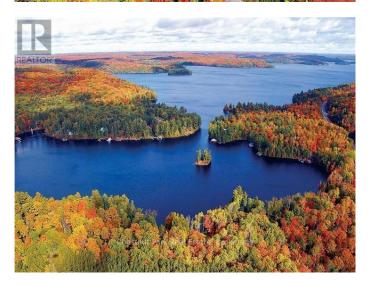
0 Bedroom, 0.00 Bathroom, Single Family on 1150.00 Acres

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, 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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