



LAKE OF BAYS LAKE

Water Frontage: **1440.00** Exposure: **Multi**

LAKE OF BAYS EXTRAORDINAIRE	
Price: \$5,350,000	MLS# #: 481030203
Status:	PIN #: 481030203
	Roll #: 4427 040 016 08203
Legal Descr.: PCL 27257 SEC MUSKOKA; PT LT 10 CON 12 MCLEAN PT 1 & 3 35R14667 T/W PT 7 35R14667 AS IN LT179026;LAKE OF BAYS;MUSKOKA	
Address: VANCLIEAF RD	
City: BAYSVILLE, P1H 2J3	
Side of Road: West	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: 30 ACRES	Major Area: MH
Zoning Source: Municipality	District: LB
S.R.A.: Owned	Sub-Dist: MCLEA
Road Access: Yes	Zoning: RU
	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® **Remarks** Wow: Over 1,400 feet of incredible shoreline. A rare opportunity to acquire an extraordinary lakefront property. Offers perfect, sunny views to south and southwest. Numerous ideal building sites on the level/gently-sloping terrain. 30 acres of forested privacy for future hiking/atv trails. Both deep and shallow water, some Georgian Bay style smooth table rock. Easy year round road access provides convenient travel from Toronto. Only 20 minutes from Highway 11/Bracebridge. Very serene setting, well set-back from any boat traffic. Create your extended family compound here. Severance possibilities.

Type: VL: Recreational	Waterfront Features: Water Frontage	Driveway: Gravel
Land Use: Recreational	Shoreline: Mixed	Site Influences: Lake/River/Pond, Treed, View
Sale/lease: For Sale Only	Water: None	
Title to Land: Freehold	Sewer: None	
Property Size: 10.0 - 49.99 Acres	Utilities/Services: Cell Service, Electricity, Telephone	
Land Features: Hardwood Bush, View, Wooded/Treed	Soil Type: Rocky, Unknown	
Access: Year Round Municipal Road	Documents: Land Survey	

Easements/Restrictions:

Inclusions N/A
Exclusions N/A

Yr.Built:	Sign: Yes	Waterfront: Yes Body of Water Type: LAKE
	SPIS: No	
	Survey: Yes	

Workable Acres: Treed Acres: **30** Fenced Acres:
 Pasture Acres: Waste/Other Acres: Tiled Acres:

of Outbuildings 0

Full Assessed Value: **\$2,131,000** Phased Assessment: **2131000 (2016)**
 Taxes: **\$0 (2016)** Improvement / Capital Chgs: **NO**

Seller Name:
 Seller Name:

Listing Office: **HARVEY KALLES REAL ESTATE LTD., BROKERAGE, PORT CARLING, -M189 705 765-6677 (FAX: 705 765-5560)** Listing Agent: **RICHARD SCULLY 705-644-9393**
rsully@muskoka.com

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.