



LAKE OF BAYS LAKE
 Water Frontage: **1200.00** Exposure: **Multi**

LAKE OF BAYS: SPECTACULAR 1,200 FT SHORE	
Price: \$3,990,000	MLS® #: 481030193
Status:	PIN #: 481030193
	Roll #: 442704001604400
Legal Descr.: PCL 26087 SEC MUSKOKA;PT BROKEN LT 11 CON 12 MCLEAN PT 6 35R14059 T/W PT 7 35R14667 AS IN LT73851;LAKE OF BAYS; MUSKOKA	
Address: VANCLIEAF RD	
City: LAKE OF BAYS, PIH 2J3	
Side of Road: West	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: 1200' X 20 ACRES X IRREGULAR	Major Area: MH
	District: LB
Zoning Source: Municipality	Sub-Dist: MCLEA
S.R.A.: Owned	Zoning: RU
Road Access: Yes	Contact Exp. Permitted: N
List.Date:	Possession: ON CLOSING

REALTOR® Remarks Stunningly beautiful 1,200 foot shoreline. Incredible privacy & sweeping southeast to south views. Both shallow & deeper water, some sand pockets. Character-filled shoreline has some smooth sloping rock for aspects of Georgian Bay. 20 acres of forest for future trails. Numerous ideal building sites. Easy road access to Toronto. Potential for severances & family compounding. Adjacent 1,440 foot lot available at \$5,350,000. Build your Muskoka dream cottage here. S.R.A. closed. Covenant prohibits new lot creation less than 200 ft shoreline.

Type: VL: Recreational	Waterfront Features: Water Frontage	Driveway: None
Land Use: Recreational	Shoreline: Deep, Shallow	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: Electricity, Telephone	
Land Features: View, Water View, Wooded/Treed	Soil Type: Unknown	
Access: Year Round Municipal Road	Documents: Land Survey	

Easements/Restrictions: **Sub.Div. Covenants**

Inclusions	None
Exclusions	None

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

Workable Acres:	Treed Acres:	Fenced Acres:
Pasture Acres:	Waste/Other Acres:	Tiled Acres:
# of Outbuildings	0	

Full Assessed Value: \$1,185,000	Phased Assessment: 1185000 (2017)
Taxes: \$0 (2017)	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**
rscully@muskoka.com

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