

\$1,599,900 - 30 Birch Acres Drive, Port Severn

MLS® #40762614

\$1,599,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 25.00 Acres

Georgian Bay, Port Severn, Ontario

A once-in-a-lifetime opportunity—welcome to one of Georgian Bay™'s largest privately held waterfront parcels, nearly 50 acres with over 650 feet of shoreline in coveted South Bay, Honey Harbour. This extraordinary property combines unmatched natural beauty with exceptional development potential. For the end-user, imagine your own four-season sanctuary surrounded by white oak forests, private wetlands, and more than 4 km of walking/ATV trails. A top-tier private road system (over 1 km) is fully maintained year-round—owned by you, cared for by others—for carefree access to every build site. For the investor or eco-developer, a mapped low-impact development pathway with the township opens the door to a boutique eco-resort or short-term rental retreat. Hydro service is adjacent to build sites, boardwalks can integrate seamlessly with the wetlands, and a private lagoon offers capacity for up to 300 ft of docks and a boathouse. Situated next to a premier marina accommodating yachts up to 70 ft, the property provides direct access to world-class boating and fishing, plus a gateway to an expansive ATV and snowmobile trail network. Ski resorts are within easy reach, and Barrie is just 35 minutes south. Immediate availability to begin building the first four-season home makes this a unique opportunity for those seeking a legacy property with limitless personal or commercial possibilities. (id:6289)



Essential Information

Listing #	40762614
Price	\$1,599,900
Bathrooms	0.00
Acres	25.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	30 Birch Acres Drive
Subdivision	Georgian Bay
City	Port Severn
Province	Ontario
Postal Code	L0K1S0

Amenities

Utilities	Telephone
Features	Lot with lake, Country residential
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Listing Details

Listing Office	Royal LePage First Contact Realty Brokerage
----------------	---



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 9:31am PDT