

\$689,000 - 0 Island 64, 64h & 65, Georgian Bay (baxter)

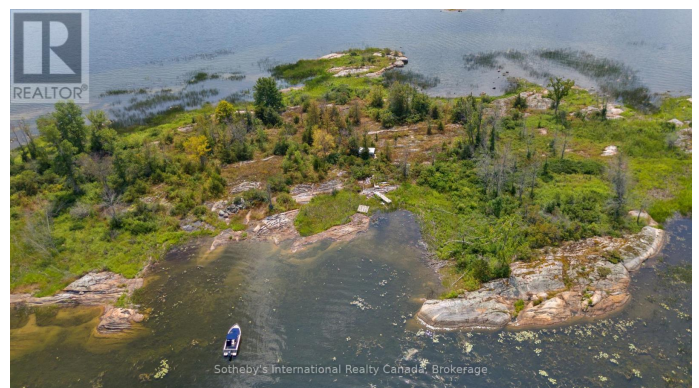
MLS® #X11924507

\$689,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 6132.00 Acres

Baxter, Georgian Bay (baxter), Ontario

* BOAT ACCESS ONLY * This is a rare opportunity to own a stunning three-island archipelago in scenic Georgian Bay. The main island spans 5.196 acres with 3,015 feet of pristine shoreline. The second island measures 3.6 acres and boasts a shoreline perimeter of 2,694 feet. The third island is 0.291 acres and has a shoreline perimeter of 423 feet. These islands are situated close enough to each other to allow for easy bridge construction or enjoyable wade between them. The islands are blessed with granite outcroppings, level terrain, and a mix of deciduous and evergreen trees. Multiple vantage points offer sweeping views of the surroundings, ensuring you can soak up the sun from dawn to dusk. A small storage shed and two sections of aluminum frame dock currently adorn the main island, providing ample space to park your boat. These islands provide countless opportunities to build your dream cottage and enjoy 360-degree views. Privacy is guaranteed as the nearest inhabited island is half a kilometer away. You can easily boat to various restaurants, stores, and LCBO locations along the shore from this location on Georgian Bay. In addition, you will find numerous golf courses, walking trails, ski resorts, and OFSC Trails in close proximity. Access is a breeze, with only a short five-minute boat ride to marinas located directly off Highway 400 in Waubaushene. This idyllic retreat is only 1.5 hours north of the GTA, making it the perfect escape. Buyer is



responsible for Lot Levees and Development
fees upon applying for a building permit.
(id:6289)

Essential Information

Listing #	X11924507
Price	\$689,000
Bathrooms	0.00
Acres	6,132.00
Type	Vacant Land

Community Information

Address	0 Island 64, 64h & 65
Subdivision	Baxter
City	Georgian Bay (baxter)
Province	Ontario
Postal Code	L0K1S0

Amenities

Amenities	Golf Nearby, Marina, Ski area
Utilities	Wireless
Features	Wooded area, Rocky, Flat site
View	View of water, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Listing Details

Listing Office	Sotheby's International Realty Canada
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