

\$989,000 - 1042 3100 Road, Gravenhurst (muskoka (s))

MLS® #X12184777

\$989,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Muskoka (S), Gravenhurst (muskoka (s)),
Ontario

Rare Lake Muskoka Redevelopment Opportunity.....This unique Lake Muskoka property offers a rare chance to build your dream cottage on a developed lot, about 10 minutes from town, with grandfathered advantages not available on vacant land. The existing cottage is not usable at this time,, but the true value lies in what is already here: a large, grandfathered dock, a charming bunkie, and a storage shed all of which could possibly support your future plans for life on Lake Muskoka. The existing grandfathered dock on this property far exceeds what would be permitted on a vacant lot of the same size. Enjoy beautiful open views across the bay, excellent table land at the water's edge, and mature tree coverage that offers natural privacy. The neighbouring cottages are set at varying elevations, further enhancing the peaceful setting, and providing much more privacy than one would expect on a small lot. Accessed via a deeded private road maintained year-round by full-time residents, this lot is ideal for anyone seeking a four-season escape. A well-regarded local builder has already provided insight into how best to maximize the site's potential. Details can be shared with serious buyers. Buyers are encouraged to consult the Town of Gravenhurst bylaws or contact the Planning Department at 705-687-3412 to satisfy themselves regarding redevelopment options. Access to the inside of the cottage



building is not permitted, as there is some debris that may cause safety issues. The bunkie and the shed are open. Seller makes no representations or warranties as to what may be built and property is being sold "as is where is". The Planning Department of the Town of Gravenhurst has the information of exactly what can be built on this property. Schedule B must be included with all offers.
(id:6289)

Essential Information

Listing #	X12184777
Price	\$989,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	1042 3100 Road
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P1P1R2

Amenities

Utilities	Electricity
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	17.68 x 48.46 M under 1/2 acre
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Listing Details

Listing Office	Johnston & Daniel Rushbrooke Realty
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