

\$695,000 - 2 Island 24lm (denison), Gravenhurst (muskoka (s))

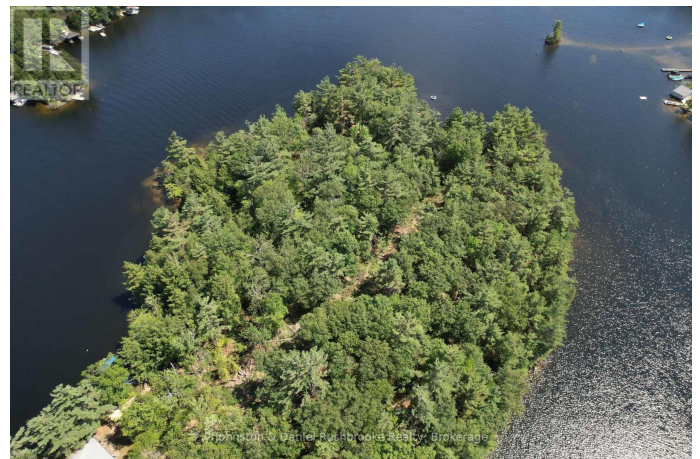
MLS® #X12347419

\$695,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

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

Opportunity knocks with this remarkable 2.9-acre parcel on Denison Island, set in the heart of Lake Muskoka with an impressive 765 feet of shoreline capturing both southwest and northwest exposures. The natural landscape blends towering pines, gently sloping terrain, and striking granite outcroppings with the rare combination of deep, clear water and a sandy beach with a gentle entry. Several level building sites offer endless design possibilities, including an elevated plateau that could provide sweeping lake views. Whether you envision a sprawling family cottage or a more intimate retreat, the property's size and frontage allow for exceptional flexibility, along with the potential opportunity to explore adding a two-storey boathouse with living quarters above. Start your mornings with tranquil paddles around the island, spend the afternoon exploring miles of open boating on Lakes Muskoka, Rosseau, and Joseph, and end the day watching unforgettable sunsets. Just two minutes by boat to Campbell's Landing marina. And its an easy trip to Gravenhurst for golf or Bala for dining, and shopping, this location offers both convenience and seclusion. With its prime setting and outstanding features, this is the ideal canvas to bring your lakeside vision to life. Schedule a visit and see first-hand why opportunities like this are so rare on the Big



Essential Information

Listing #	X12347419
Price	\$695,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	2 Island 24lm (denison)
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P1P1R2

Amenities

Amenities	Golf Nearby, Beach
Utilities	Electricity
Features	Wooded area, Rocky, Sloping, Hilly
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Island

Exterior

Lot Description	765.75 x 275 FT 2 - 4.99 acres
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Listing Details

Listing Office	Johnston & Daniel Rushbrooke Realty
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