



**COLDWELL BANKER  
COMMERCIAL**

THE REAL ESTATE  
CENTRE, BROKERAGE

# FOR SALE

98 Acres of Residential  
Land Partially Sub-divided  
with Potential for More

## VACANT LAND for DEVELOPMENT

Honey Harbour  
Muskoka

Presented by:

**LISA MALCOLM**

Broker

(800) 990 - 3326

[lisa@lisamalcolmgroup.com](mailto:lisa@lisamalcolmgroup.com)



**PHASE 1**  
4 Residential Lots  
(from 2 to 4 acres each)

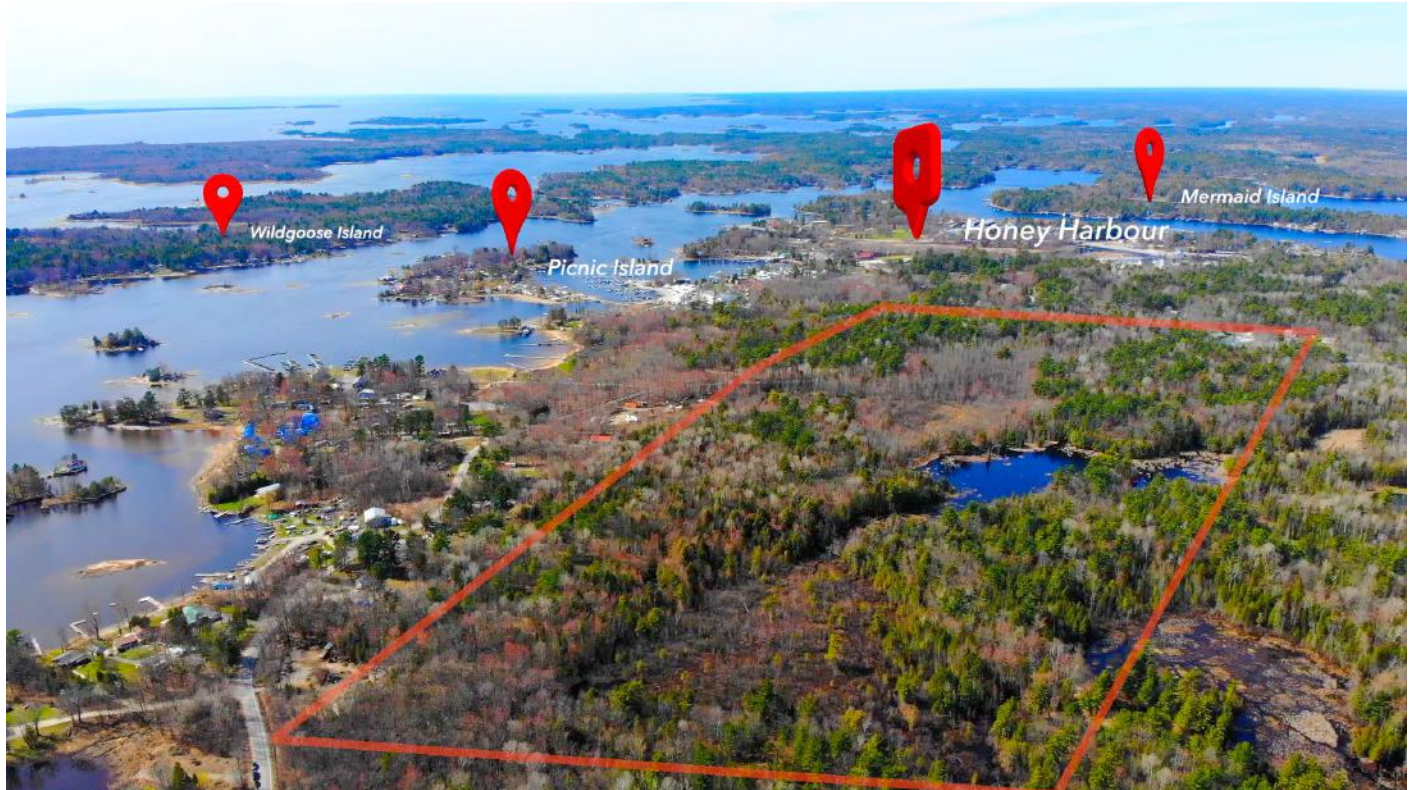
**APPROVED**

**PHASE 2**  
84 Acres remaining  
with severance  
potential

**Pricing Options on  
Page 14  
of this package**

# PROPERTY SUMMARY

FOR SALE: Vacant Land for Development  
Baxters Loop, Honey Harbour in Georgian Bay



## Vacant Land for Sale

- Municipality: The District Municipality of Muskoka
- Township: Georgian Bay
- Property size: 98 Acres
- Desirable location in the community of Honey Harbour; the Gateway to 30,000 Islands on the shores of Georgian Bay
- Property Taxes: \$722.70 (2023)
- Location: site is located on a fully maintained paved road
- Zoning: Phase 1: 4 lots obtained approval for new zoning of (R) Residential, remainder is currently zoned RU
- Topography: 182m above sea level; flat land with mixed trees and some wetlands
- **PHASE 1:** 4 lots are approved by Committee of Adjustments for severance; hydrogeological study complete, Environmental Impact Study complete.
- **PHASE 2+:** potential for more lot severances for Purchaser to maximize investment
- Buyers-in-waiting for lots to be released individually.



## Drone Video of Property



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## ABOUT THE AREA

FOR SALE: Vacant Land for Development

Baxters Loop, Honey Harbour in Georgian Bay

# WHY CHOOSE A LAND ACQUISITION IN HONEY HARBOUR

Information Courtesy of Township of  
Georgian Bay

[CLICK HERE](#)

Located an hour and a half from Toronto, the Township of Georgian Bay is the essence of cottage country. We benefit greatly from our location along the eastern shore of Georgian Bay, with a multitude of inland lakes, a gateway to the world-famous 30,000 Islands and the access point to Georgian Bay Islands National Park. Steeped in history, our cultural roots are an important part of our community. This history includes locks along the Trent-Severn Waterway National Historic Site and the 1890s Bressette House.

Traversed by Highway 400, the Township is travelled through as heavily as it is visited. Our seasonal population of 15,958 people complements our modest permanent population of 3,441. The more populated and urbanized areas include the communities of **Honey Harbour**, MacTier and Port Severn.

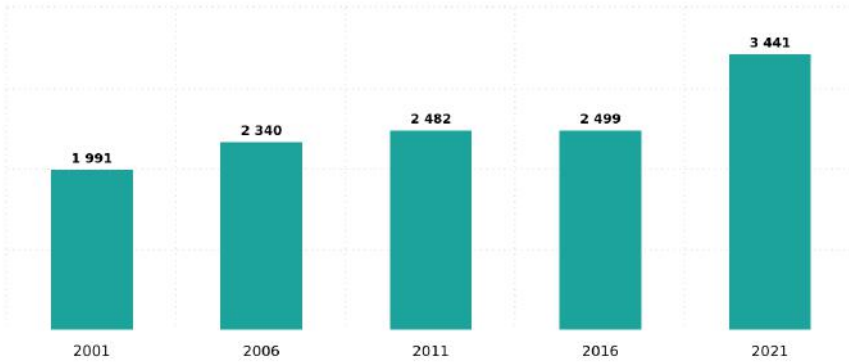
A community of communities, Georgian Bay reflects a variety of diverse perspectives and needs, from seasonal and permanent populations to local businesses and tourism industries. At the centre of this is the municipal administration and Township Council, who balance the needs of the municipality as a whole and ensure a sustainable and thriving future for residents, the economy and visitors.

- 1. Scenic Beauty and Natural Environment:** Muskoka is renowned for its stunning landscapes, including pristine lakes, lush forests, and rolling hills. The area's natural beauty attracts visitors and residents seeking a serene and picturesque setting.
- 2. Tourism and Recreation:** Muskoka is a popular tourist destination, particularly in the summer months, drawing visitors for activities such as boating, fishing, hiking, and golfing. Investing in tourism-related properties can be lucrative due to high seasonal demand.
- 3. Cottage Country Appeal:** Muskoka is synonymous with the Canadian cottage lifestyle. Many urban dwellers from Toronto and other nearby cities own cottages in Muskoka, driving demand for vacation properties and upscale developments.
- 4. Strong Real Estate Market:** Muskoka's real estate market has historically shown resilience and appreciation. Limited supply and high demand contribute to property value growth, making it attractive for investors.
- 5. Potential for Development:** Seeking opportunities for residential or commercial development in Muskoka is worth it, whether it's building luxury homes, resorts, or other amenities to cater to the affluent clientele that frequent the area.
- 6. Rising Demand for Luxury Properties:** Muskoka has become increasingly popular among affluent buyers seeking luxury properties and waterfront estates. Investors can capitalize on this demand by developing high-end real estate projects.
- 7. Proximity to Major Cities:** Muskoka's relative proximity to cities like Toronto makes it accessible for weekend getaways, attracting a steady stream of visitors and potential property buyers.
- 8. Quality of Life:** Muskoka offers a peaceful and relaxed lifestyle away from the hustle and bustle of urban centers. This quality of life appeal can drive demand for residential properties.
- 9. Potential for Short-Term Rentals:** With the rise of platforms like Airbnb, there is potential to generate income through short-term rentals in Muskoka, especially during peak tourist seasons.
- 10. Investment Diversification:** Investing in land or real estate in Muskoka can be a strategic way to diversify an investment portfolio, particularly for investors looking beyond traditional urban markets.
- 11. Stable Economy:** Muskoka's economy is supported by a mix of tourism, hospitality, and recreation-related industries, providing a relatively stable economic foundation for real estate investments.
- 12. Long-Term Value:** Land in Muskoka often retains its value well over time, making it an appealing option for investors seeking assets with long-term growth potential.

To View Full Georgian Bay Profile:

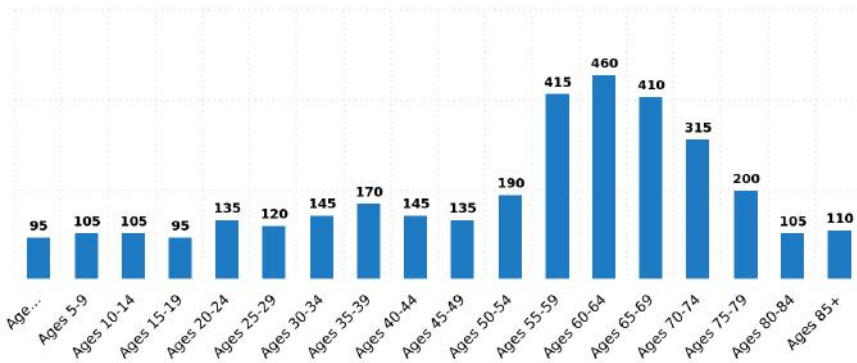
**CLICK HERE**

**Population**



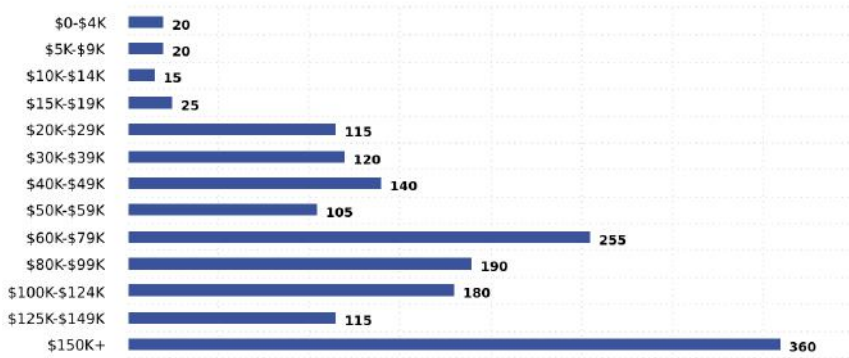
**Population Increased  
 over 37% in past 10 years**

**Ages**



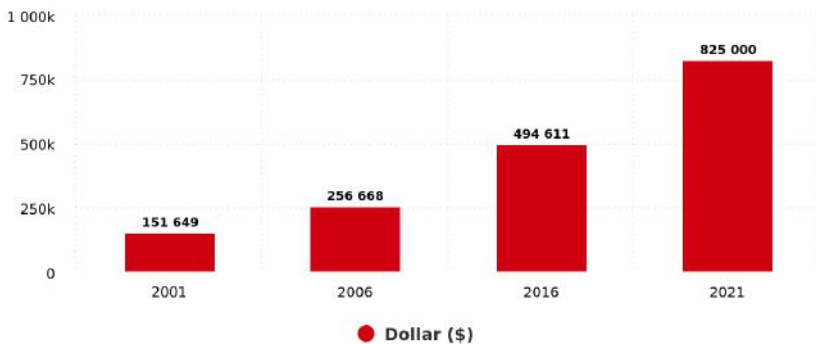
**46% of the Population is  
 between Ages 55 to 74  
 (Mature Singles & Couples)**

**Household Income**



**Suggesting Self-Sustaining  
 Income and/or  
 Working from Home**

**Housing Prices**



**Real Estate Values have  
 Increased 67% over past  
 10 years**



# LOCATION MAP & DRIVE TIMES

FOR SALE: Vacant Land for Development  
Baxters Loop, Honey Harbour in Georgian Bay



From hwy 400/401 intersection to site is 1hr 22min (146km)  
Barrie to site is 43min (69km)



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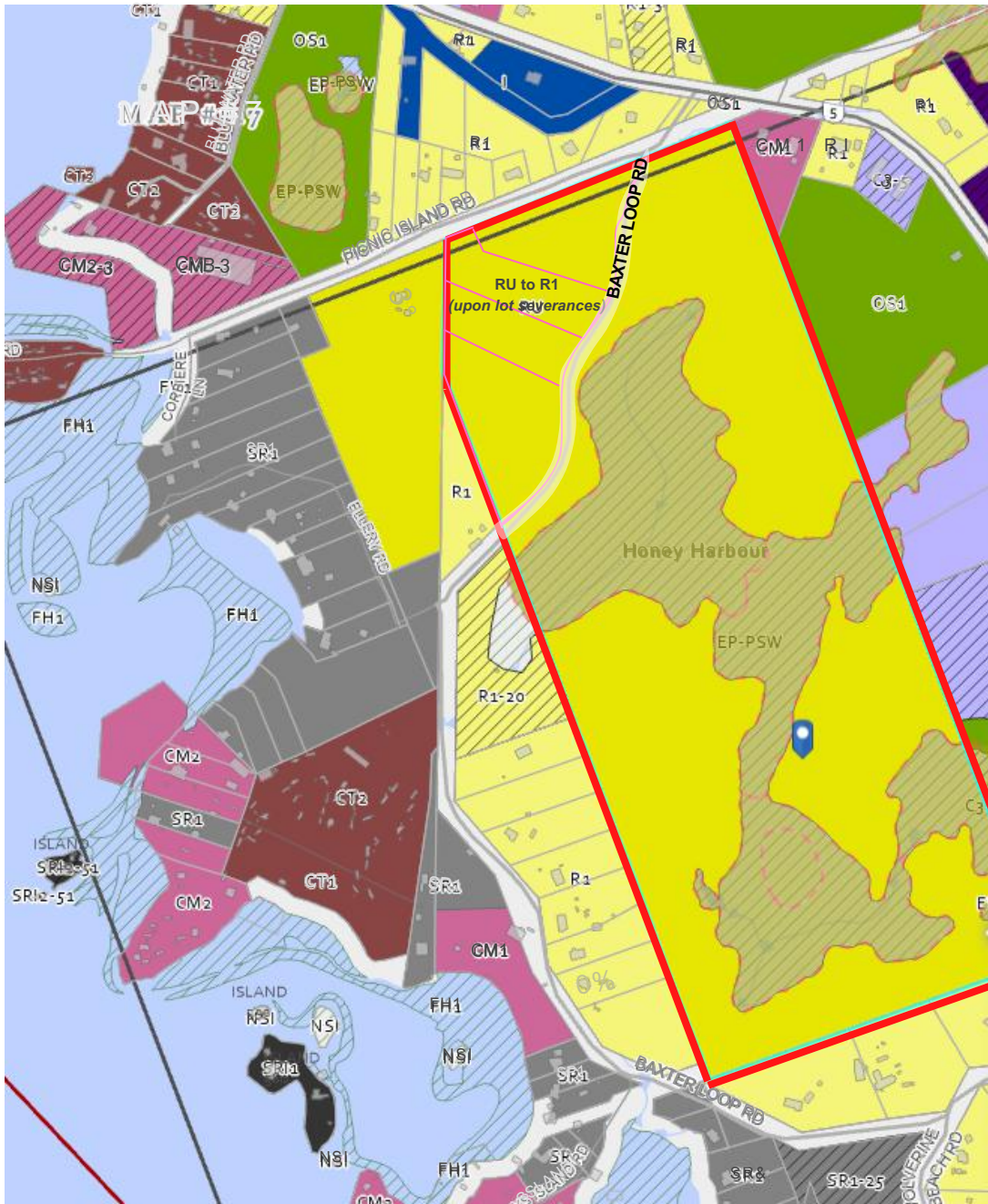
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# ZONING

FOR SALE: Vacant Land for Development  
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## TOWNSHIP OF GEORGIAN BAY ZONING



<b>Parcel: 446503002605301</b>	
Civic Address	No Address Information
Lot / Con	LOT 37 CON 10 BAXTER
Municipality	Township of Georgian Bay
Street View	<a href="#">More info</a>
Property Num	446503002605301
Area	100.0000 Acres
Frontage	0.00 Feet
Depth	0.00 Feet
Property Code	100 - Vacant residential land not on water
Unit Class	VL - Vacant lands other than farmland, mining land, conservation land, managed forests, or those of a conservation authority. This includes land owned by the federal government, provincial government, etc. Used in all cases of vacant land regardless of owne
Access	Year Round Road Access
Tax Legal 1	CON 10 LOT 37 PCL 888
Tax Legal 2	CON 10 LOT 37 PCL 888
Tax Legal 3	
Tax Legal 4	
Coordinates	44.860395, -79.811858
Extract Date	2024-02-15
<b>Municipal Voting Ward</b>	
Ward	Ward 4
Municipality	Township of Georgian Bay
Council Website	<a href="#">More info</a>
<b>Zoning:Rural</b>	
Zone Label	RU
Exemption	
Holding	
Zone	RU
Bylaw Number	
Bylaw PDF	<a href="#">More info</a>
Base Zone	Rural
Zone Description	Rural

The 4 lots that are being severed will be rezoned as R1, in accordance to Notice of Decision dated March 7th 2024.



For the Virtual  
**Township of Georgian Bay Interactive Zoning Map**



**ARIEL PHOTOS**

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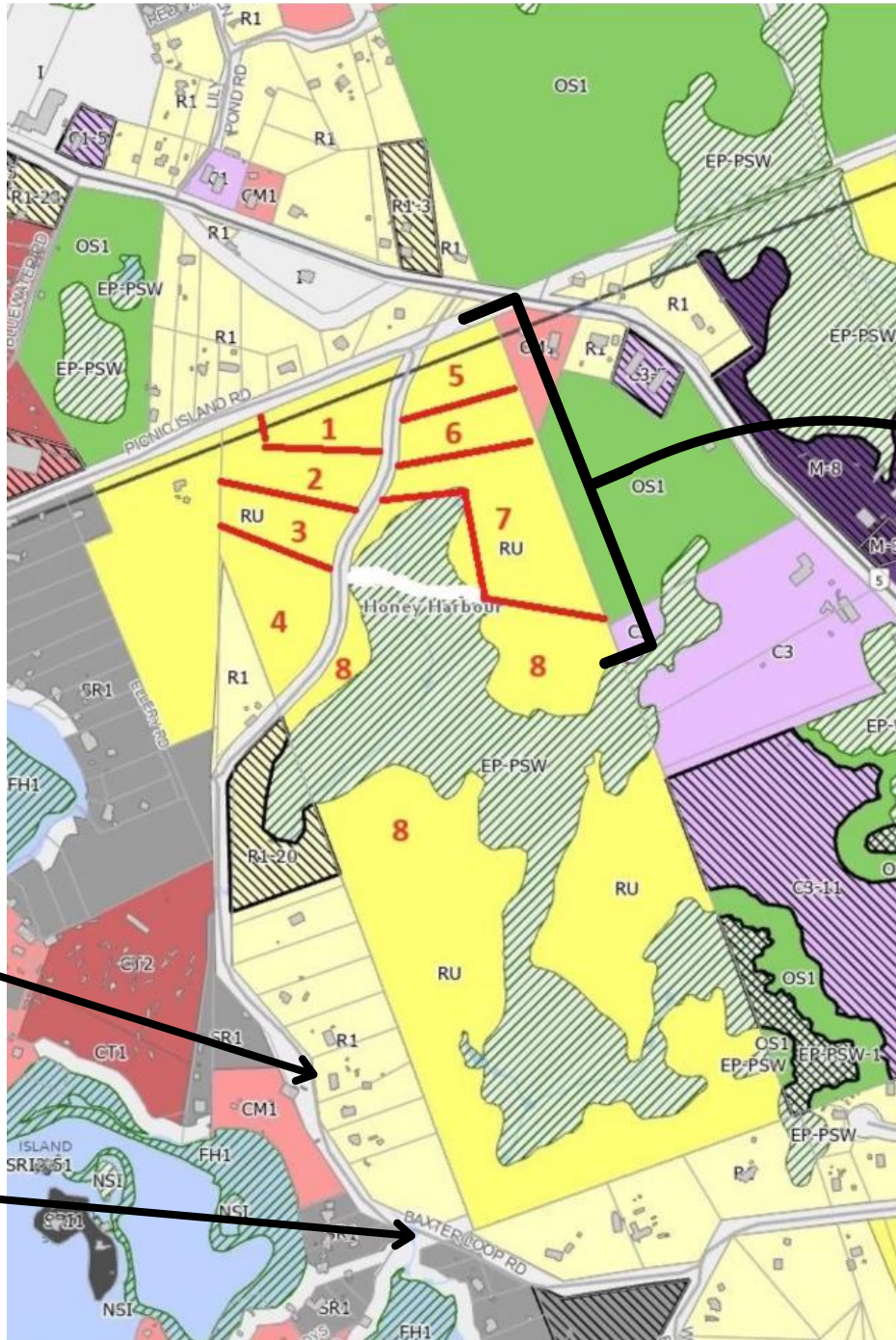


# CONSENT APPLICATION B-23-34 APPROVE Northwest Corner of the 98 Acres for Severance and Partitioning into 4 Residential Lots





# HIGH-LEVEL LOOK AT THE OPPORTUNITY



### Existing Residential Property with House

This is an investment property also owned by the same owner. \*Not included in the sale price outlined in this info package but would consider selling in package deal.

Please call Lisa Malcolm for more information

### Additional access point to lot

(for additional severance considerations)

### 5, 6, 7, 8

These are potential "phase two" concepts. No pre-consulting planning work complete

### Section 8

Serious buyer interested in buying largest area of EP that the New Owner is willing to partition off and sell. Sale price would be in accordance to an appraisal. This buyer contact will be provided upon accepted offer for this transaction.



# REAL ESTATE MARKET STATS FOR GEORGIAN BAY, MUSKOKA

## Information provided by Toronto Regional Real Estate Board

**ADDITIONAL INFO FOR INVESTORS, CUSTOM HOME BUILDERS, AND DEVELOPERS:** Here are the most recent stats as provided by TRREB specific to detached homes SOLD according to the criteria below.

### **Narrowed Search Explanation According to the Following Criteria:**

From June 1, 2024 to September 4, 2024

Area: Muskoka

Type: Freehold Detached and Rural Residence

Status: Sold

Other: property has septic

Size: Properties 0.5 to 99 Acres

## Statistics & Counts

FIELD	COUNT	MEAN (AVERAGE)	MEDIAN	MODE	LOW	HIGH	FIELD	VALUE	COUNT
List Price	60	\$1,189,678	\$959,400	\$699,000	\$84,900	\$2,999,000	Area	Muskoka	60
Original Price	60	\$1,189,190	\$949,700	\$599,000	\$84,900	\$3,395,000	Municipality	Bracebridge	11
Sold Price	60	\$1,139,437	\$942,500	\$975,000	\$80,000	\$2,800,000		Georgian Bay	13
%Difference	60	96	97	97	85	119		Gravenhurst	9
Taxes	59	\$3,725	\$3,442	n/a	\$550	\$9,867		Huntsville	10
Bedrooms	60	3	3	3	1	6		Lake of Bays	6
Washrooms	60	2	2	2	1	5		Muskoka Lakes	11
Days on Market	60	45	33	16	2	243	Status	SLD	60
							Type	Detached	60
							Style	1 1/2 Storey	7
								2-Storey	15
								Backsplit 3	1
								Bungalow	1
								Bungalow	28
								Bungalow-Raised	6
								Other	1
								Sidesplit 4	1

\* Calculations are performed excluding zero and null values



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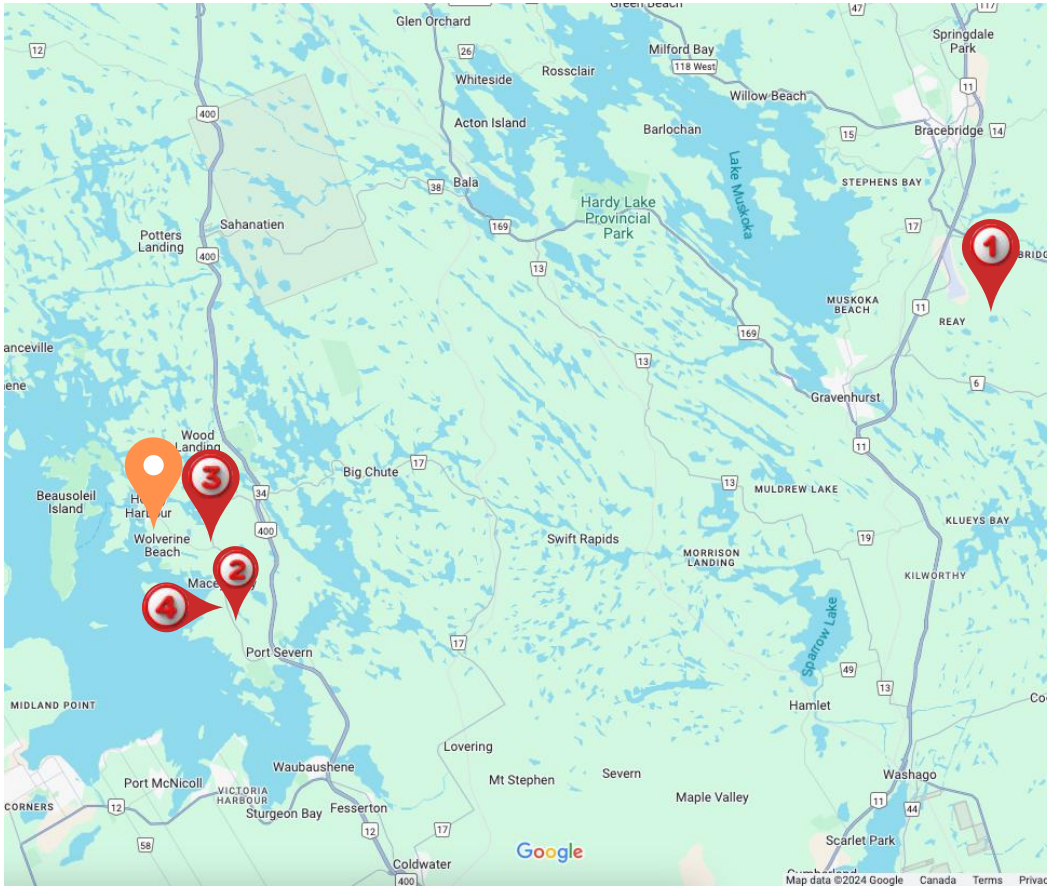
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# RECENT RELATIVE COMPARABLES (DEVELOPED PROPERTIES)

Information provided by  
Toronto Regional Real Estate Board &  
Information Technology Systems Ontario

ADDITIONAL INFO FOR INVESTORS, CUSTOM HOME BUILDERS, AND DEVELOPERS  
Properties with Homes Sold Recently (all are on well and septic, none of these are waterfront)



 Subject Property:  
Baxters Loop

 1690 Reay Rd



Sold: September 25, 2024  
Listed \$799,000  
Sold \$850,000  
Days on Market: 2  
Beds: 2+2  
Bath: 2  
Lot Size: <40 acres  
Home Built in 2022  
Sqft of Home: 1248 sqft (main)  
1129 sqft (bsmt)

 601 Honey Harbour Rd



Sold: July 19, 2024  
Listed \$649,000  
Sold \$619,000  
Days on Market: 56  
Beds: 3  
Bath: 1  
Lot Size: 4.4 acres  
Home Built in 1988  
Sqft of Home: 1225 sqft (main)  
912 sqft (bsmt)

 253 South Bay Rd



Sold: June 6, 2024  
Listed \$889,900  
Sold \$820,000  
Days on Market: 8  
Beds: 3  
Bath: 3  
Lot Size: 7.6 acres  
Home Built in 1999  
Sqft of Home: as per listing approx  
2000-2500sqft

*\*Note: Motivated Seller  
(Vacant | Quick Sale)*

 659 Honey Harbour Rd



Sold: October 10, 2024  
Listed \$699,000  
Sold \$655,000  
Days on Market: 41  
Beds: 2  
Bath: 2  
Lot Size: 1.26 acres  
Home Built in 2022  
Sqft of Home: 1474 sqft (main)  
672 sqft (finished bsmt)



# DEVELOPMENT CONCEPTS

## Potential Concept for Home Type to Suit Area and Demand

**Type:** Bungalow | Bungaloft | Raised Bungalow | Backsplit | Sidesplit

**Foundation:** slab on grade      **Style:** classic, traditional or log home

**Home Size:** 1400 to 2000 sqft

**Garage:** minimum double size (attached or detached)

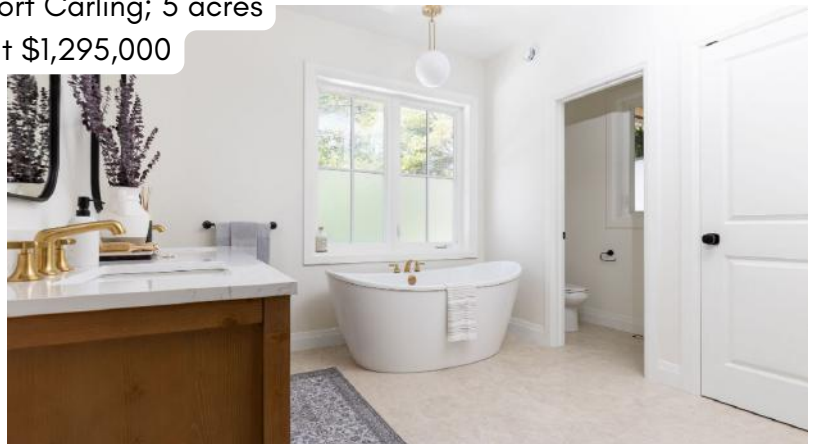
**Bedrooms:** minimum 3 + den

**Bathrooms:** minimum 2; preferably 3 (powder room + ensuite bathroom + 4 pc bathroom)

**Other Considerations:** optional bunkie or living space above garage for guests or income suite



This home is brand new, built by professional builder (Tarion Warranty) and is located in Port Carling; 5 acres  
Listed at \$1,295,000



Log Homes are also a suitable option

## SHOWING INSTRUCTIONS

**For security purposes, all on-site showings and visits are to be scheduled.**

Please do not trespass. Call Lisa Malcolm directly to make arrangements. Your courtesy and respect to the owner is greatly appreciated.

### PRICING

- Package Deal of 98 acres: \$2,399,000 (\$24,480 per acre)

OR

- Single Lots Available

Lot 1: 3.39 acres	\$350,000
Lot 2: 2.44 acres	\$300,000
Lot 3: 2.03 acres	\$300,000
Lot 4: 4.2 acres (not a single-lot sale)	
Other Remaining Lot: approximately 84 acres	\$1,099,000

Irrevocable: minimum of 3 business days to permit time for Seller to consult with their Advisory team

Closing Date: 2024

The Seller is open to various options regarding the structure of the deal including negotiating a VTB.

### LISTING BROKERAGE

COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE

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