



**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@lisamalcolmgroupp.com



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

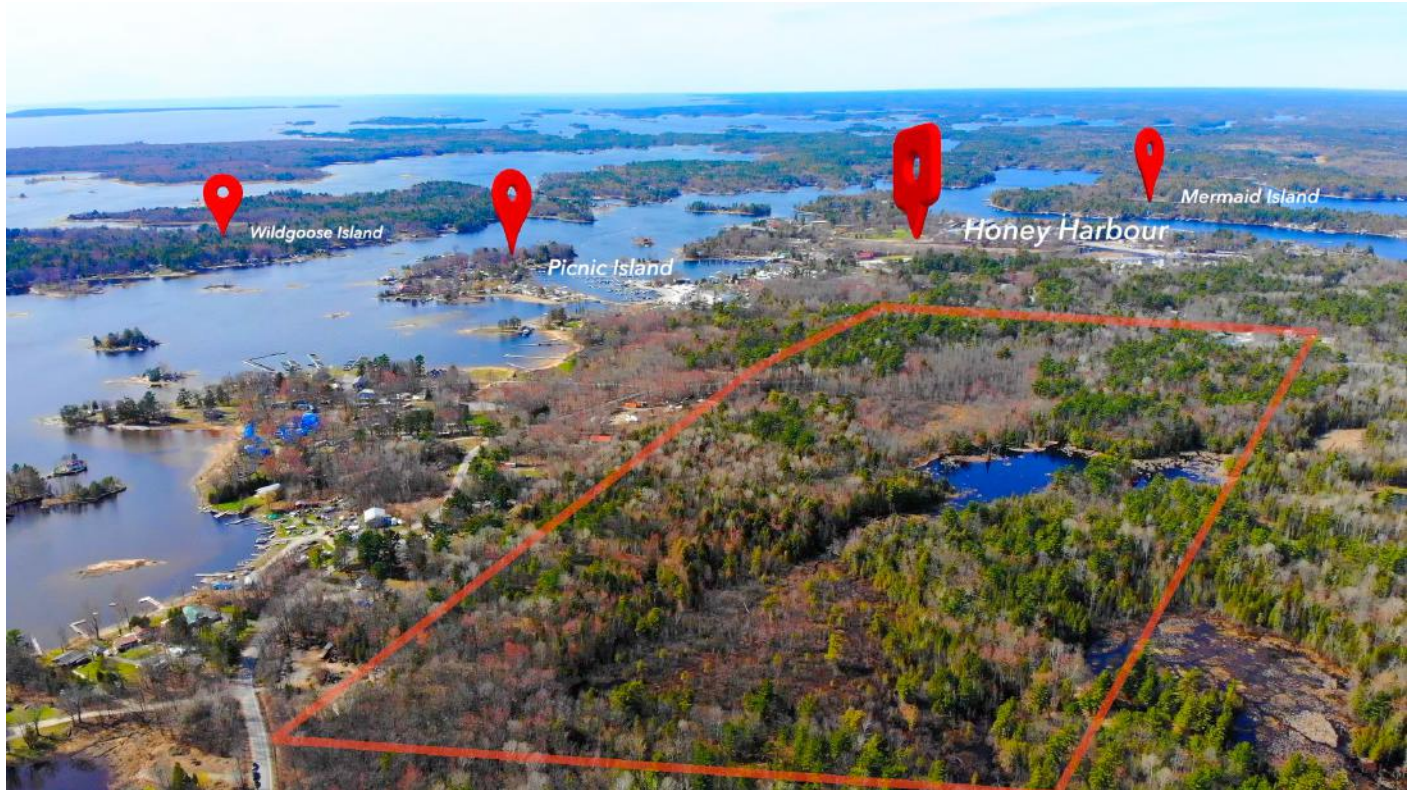
APPROVED

PHASE 2
86 Acres remaining
with severance
potential

**Pricing Options on
Page 13
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.

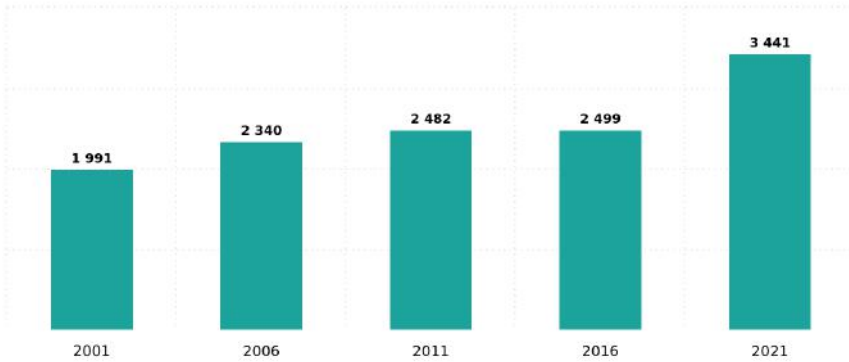
A community of communities, Georgian Bay reflects a variety of diverse perspectives and needs, from seasonal and permanent populations to local businesses and tourism industries. At the centre of this is the municipal administration and Township Council, who balance the needs of the municipality as a 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:

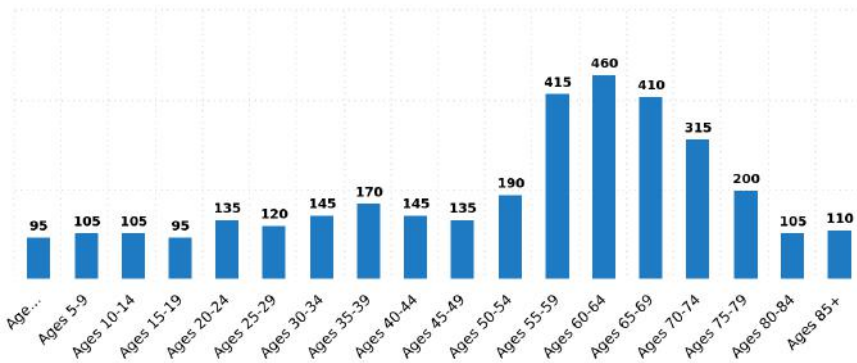
CLICK HERE

Population



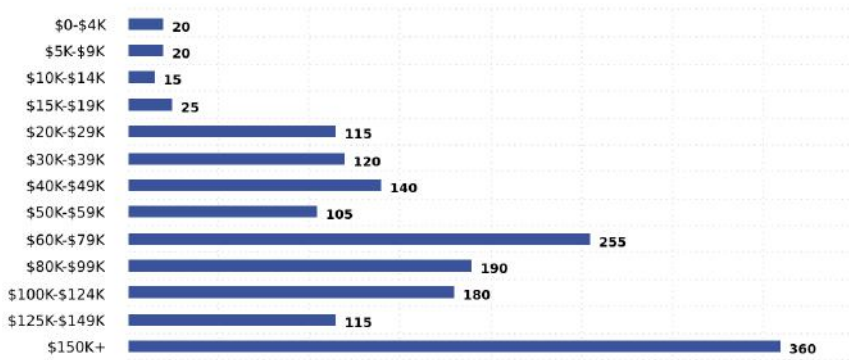
Population Increased over 37% in past 10 years

Ages



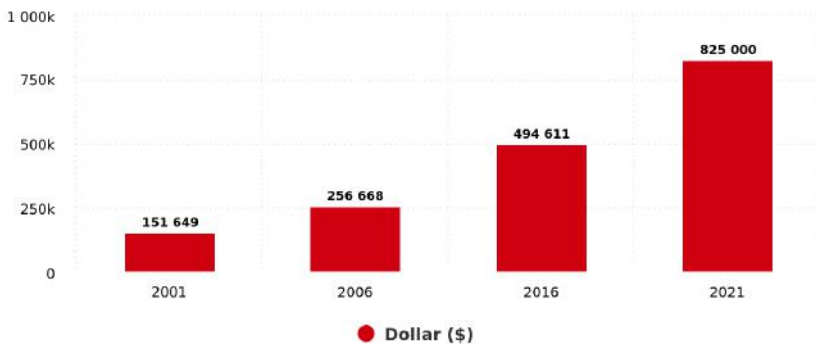
46% of the Population is between Ages 55 to 74 (Mature Singles & Couples)

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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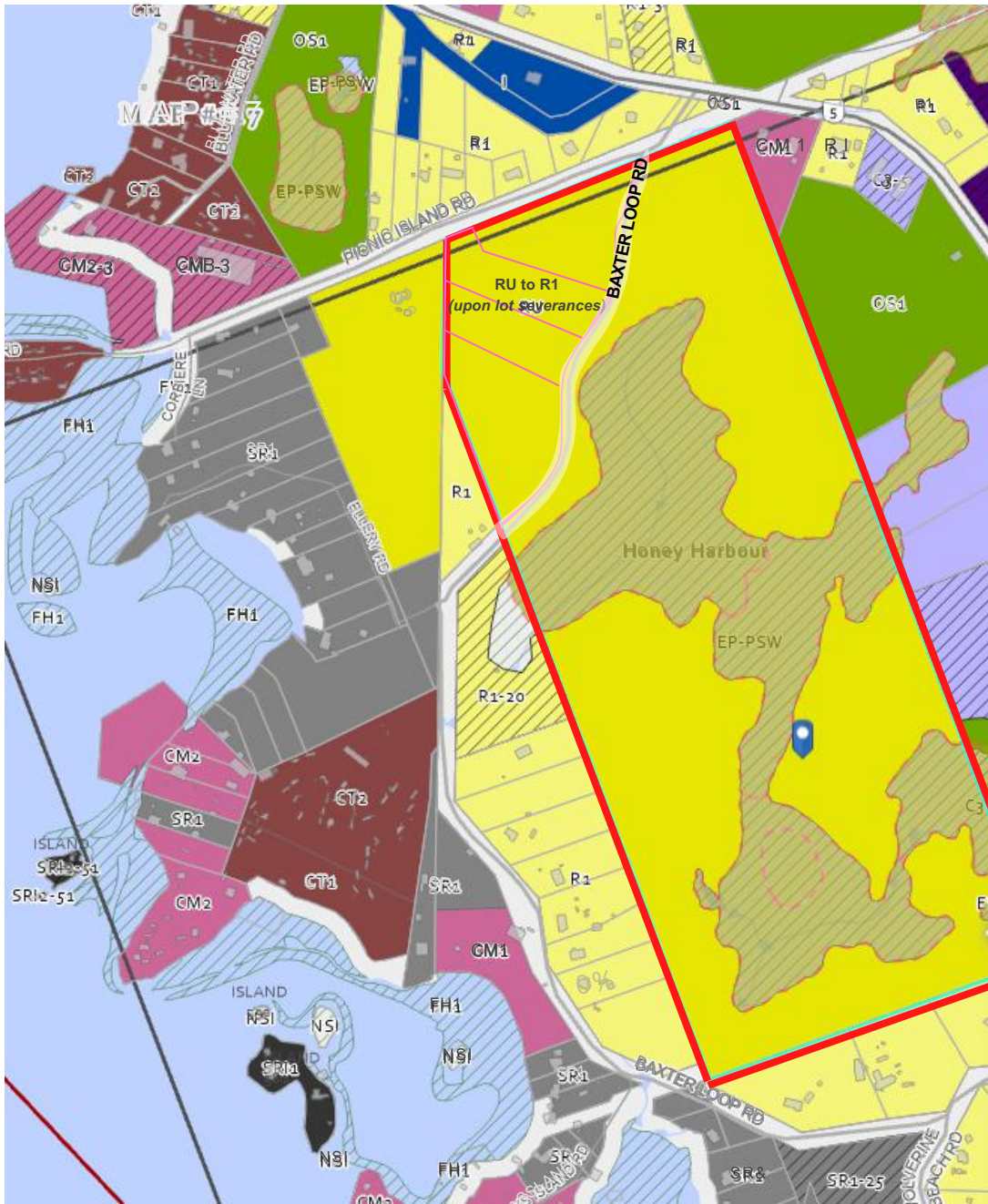
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ZONING

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



Parcel: 446503002605301	
Civic Address	No Address Information
Lot / Con	LOT 37 CON 10 BAXTER
Municipality	Township of Georgian Bay
Street View	More info
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
Municipal Voting Ward	
Ward	Ward 4
Municipality	Township of Georgian Bay
Council Website	More info
Zoning:Rural	
Zone Label	RU
Exemption	
Holding	
Zone	RU
Bylaw Number	
Bylaw PDF	More info
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**](#)



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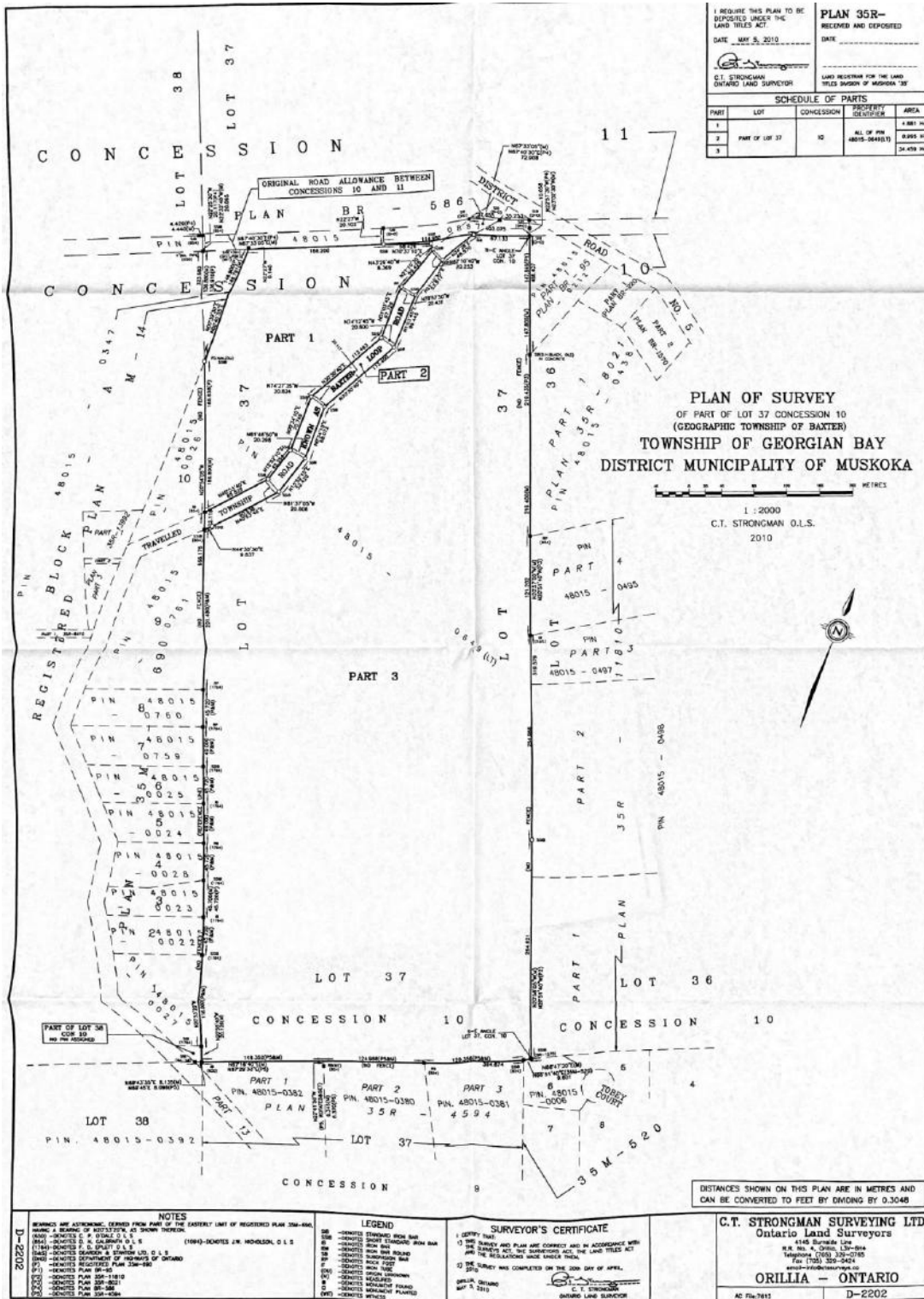
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PLAN OF SURVEY

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Plan of Survey



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ARIEL PHOTOS

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CONSENT APPLICATION B-23-34 APPROVED

In Consideration of Northwest Corner for Severence and Partitioning into 4 Residential Lots



*Note: Lot 2 could potentially have an entrance from Baxters Loop Road and/or from Picnic Island Road (Buyer to explore option with own due diligence)

CONSENT APPLICATION B-23-34 APPROVED

Northwest Corner of the 98 Acres

for Severance and Partitioning into 4 Residential Lots



Awaiting Surveyor to Complete and Register Lots
(anticipating this will be done by end of January 2025)

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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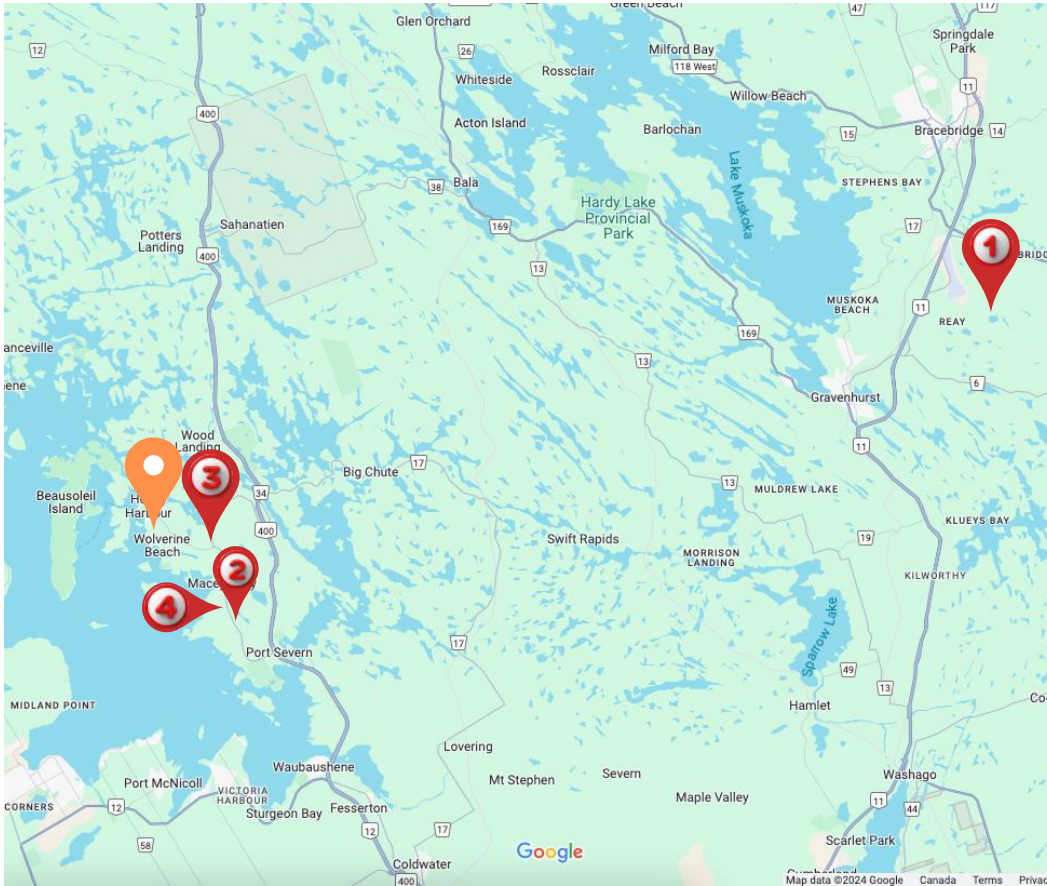
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RECENT RELATIVE COMPARABLES (DEVELOPED PROPERTIES)

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)

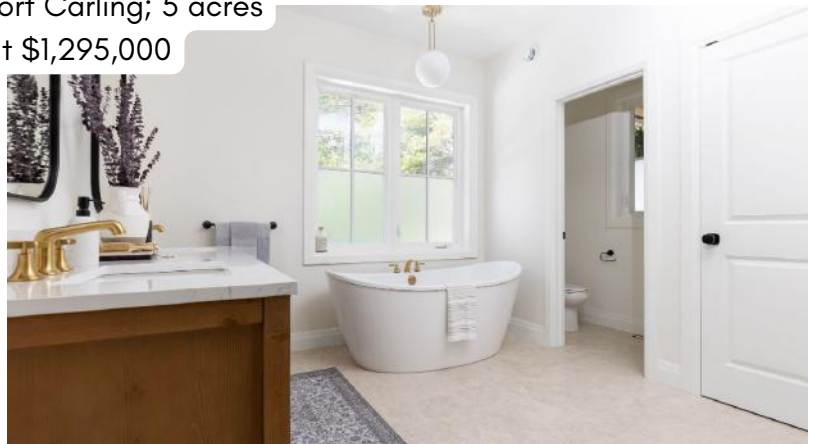
Bedrooms: minimum 3 + den

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: \$1,825,000
OR
 - Package Deal of 86 acres + Rental Property (4 bdrm bungalow; 1.4 acres)
*Rental property is not illustrated in this brochure. The property abuts to the 86 acre parcel. More info available if this is of interest.
\$1,250,000
OR
 - Single Lots Available
- | | |
|--|--|
| Lot 1: 3.39 acres | <i>call for pricing</i> |
| Lot 2: 2.44 acres | <i>call for pricing</i> |
| Lot 3: 2.03 acres | <i>call for pricing</i> |
| Lot 4: 4.2 acres (not a single-lot sale) | |
| Part 3 Only: 86 acres | \$700,000 |

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

Closing Date: February 2025

LISTING BROKERAGE

COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE

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