



**COLDWELL BANKER
COMMERCIAL**

THE REAL ESTATE
CENTRE, BROKERAGE

FOR SALE

4 Residential Vacant Lots
Side by Side

**VACANT LAND
for
DEVELOPMENT**

Honey Harbour
Muskoka

Presented by:

LISA MALCOLM

Broker

(800) 990 - 3326

lisa@lisamalcolmgroupp.com



**Pricing on Page 9
of this package**

	Area
AC	3023.00 sq

TOPOGRAPHIC STATISTICS CREDITED BY PRONG SERVICES CANADA.
BOUNDARY CONDITIONS EXTRAPOLATED BY PLAN PREPARED BY C.T.
STURGEON SURVEYING LTD., PROVIDED BY PRONG SERVICES CANADA.
BOUNDARY CONDITIONS SHOWN ARE NOT A PLAN OF SURVEY.
REFERENCE PURPOSES ONLY. THIS IS NOT A PLAN OF SURVEY.

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
- Total Size of 4 Lots: 12.06 acre
 - Lot 1 3.39 acres
 - Lot 2 2.44 acres
 - Lot 3 2.03 acres
 - Lot 4 4.2 acres
- Desirable location in the community of Honey Harbour; the Gateway to 30,000 Islands on the shores of Georgian Bay
- Location: site is located on a fully maintained paved road
- Zoning: (R) Residential
- Topography: 182m above sea level

The video below was created prior to the lot severances. The lots have now all been severed and the remaining 4 residential lots are available.

Drone Video of Property



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.

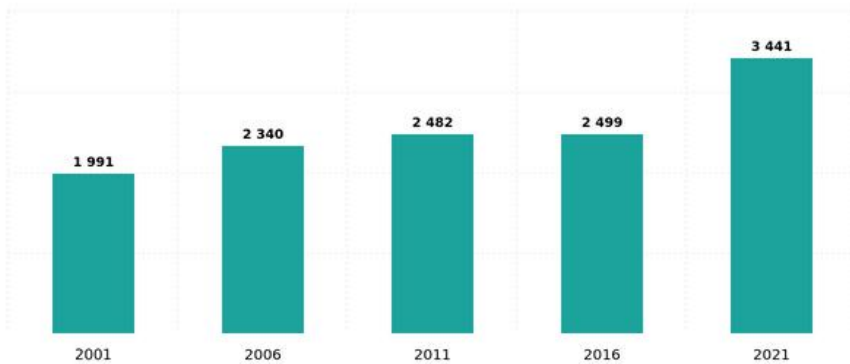
A community of communities, Georgian Bay reflects a variety of diverse perspectives and needs, from seasonal and permanent populations to local businesses and tourism industries. At the centre of this is the municipal administration and Township Council, who balance the needs of the municipality as a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

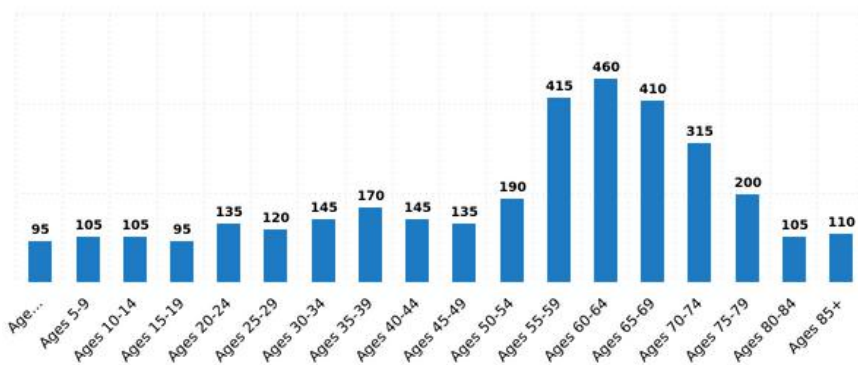
CLICK HERE

Population



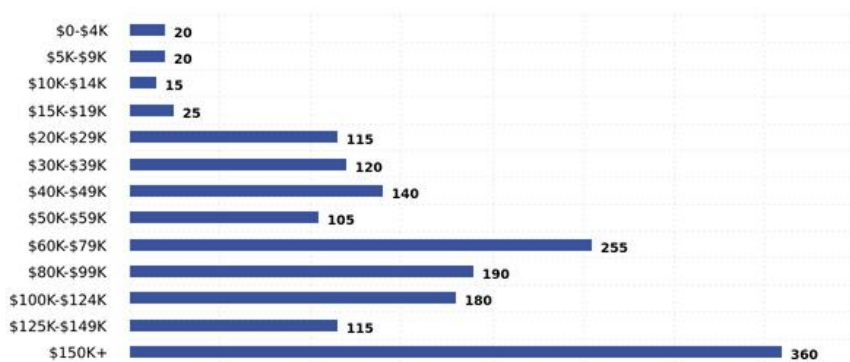
**Population Increased
over 37% in past 10 years**

Ages



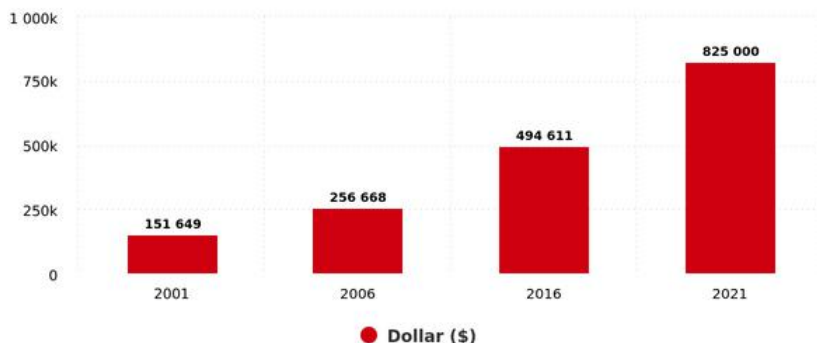
**46% of the Population is
between Ages 55 to 74
(Mature Singles & Couples)**

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)

ARIEL PHOTOS

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



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 Huntsville; 5 acres
Sold in March for \$1,150,000



Log Homes could also be a great option for this area

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

Single Lots Available or Negotiate a Package Deal

Lot 1: 3.39 acres	\$350,000
Lot 2: 2.44 acres	\$300,000
Lot 3: 2.03 acres	negotiable
Lot 4: 4.2 acres	negotiable

Irrevocable: minimum of 2 business days to permit time for Seller to consult with their Advisory team

COLDWELL BANKER THE REAL ESTATE CENTRE, BROKERAGE
Offices Located in Gravenhurst, Orillia, Barrie, Innisfil, Newmarket, Vaughan, Scarborough
Head Office: 2164 Major MacKenzie Dr W, Maple, ON L6A 1P7
800.990.3326

LISA MALCOLM
Broker
905.622.4469
lisa@lisamalcolmgroup.com

© 2024 Lisa Malcolm. All rights reserved. The material in this presentation has been prepared solely for information purposes. The views expressed in this presentation are the views of the author or publisher as referenced. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION.