

2 BEACON ISLAND Island Unit #R48, Muskoka Lakes, Ontario P0B

1J0

Listing

Client Full **2 BEACON ISLAND II #R48 Muskoka Lakes** Listing ID: 40552618
Active / Land Price: **\$895,000**



Muskoka/Muskoka Lakes/Medora Residential



Water Body:	Lake Rosseau	Trans Type:	Sale
Type of Water:	Lake	Acres Range:	2-4.99
Tax Amt/Yr:	\$2,137/2023	Frontage:	401.00
Zoning:	VL	Lot Dimensions:	401 x
Devel Chrg Pd:		Lot Irregularities:	
Official Plan:		Lot Shape:	
Site Plan Apprv:		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$2,137/2023

Remarks/Directions

Public Rmks: **Centrally located on Lake Rosseau, this vacant 2.42 acre lot on Beacon Island is an unparalleled opportunity to create your dream getaway. The property currently has a construction grade inclinator installed, as well as, hydro, septics and steel cedar dock. This north facing property features 401 feet of pristine frontage, providing ample space for boating, swimming, and enjoying all the recreational activities the lake has to offer. Additionally, the inclinator is in place to offer easy access to the property and with the septic system already in place, the property is primed and ready for you to build your dream retreat. Embrace the opportunity to design and construct your own custom home, perfectly tailored to your preferences and lifestyle. Enjoy access to golf courses, charming local shops, dining experiences, and a variety of outdoor recreational activities throughout the year.**

Directions: **2 Beacon Island R48 - Closest boat launch- Appian Way Boat Launch- 1025 Appian Way Port Carling. Call Listing Agent Bob Clarke 416-209-1820**

Waterfront

Waterfront Type:	Direct Waterfront	Water View:	Direct Water View
Waterfront Features:	Other		
Dock Type:	Private Docking	Frontage:	401.00
Shoreline:		Exposure:	North
Shore Rd Allow:	None		
Island Y/N:	Yes		

Exterior

Property Access:	By Water	Fronting:	North
Area Influences:	Lake Access, Lake/Pond		
View:			

Land Information

Utilities:		Sewer:	Septic
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro		
Acres Clear:		Acres Workable:	
Lot Front (Ft):	401.00	Lot Size:	2.42 Acres
Acres Waste:			
Lot Depth (Ft):	0.00		

Property Information

Legal Desc:	PT Beacon Island in Rosseau Medora Pt 2 35R212848 SR0; Muskoka Lakes See Schedule B	Survey:	Yes/
Zoning:	VL	Hold Over Days:	60
Assess Val/Year:	\$355,000/2022	Occupant Type:	
PIN:	481480415		
ROLL:	445304002603003	Deposit:	5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **03/15/2024**
List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port**

Source Board: The Lakelands Association of REALTORS®
Prepared By: Myan Mclean, Employee
Date Prepared: 03/15/2024

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