

LT 14 HUNGRY BAY Road, Port Severn, Ontario L0K 1S0

Client Full
Active / Land

LT 14 HUNGRY BAY Rd Port Severn

MLS® #: 40212412
Price: **\$1,900,000**



Muskoka/Georgian Bay/Georgian Bay

Residential



Water Body: **Six Mile Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$4,100/2021**

Zoning: **SR6-32 FH1**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **81.00**

Acres Range: **50-99.99**

Frontage: **5,000.00**

Lot Dimensions: **5,000**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$4,100/2021**

Remarks/Directions

Public Rmks: **Excellent Opportunity! Own a large waterfront property over 80 Acres on the Northeast side of beautiful Six Mile Lake. Nicely treed with some open forest. Good access to the property on a township maintained road. With snowmobile trails a minute away, trails throughout the property to use for recreational activities such as snowmobiling, ATVing, hunting, bird watching and walking. Exceptional western exposure for picture perfect sunsets. This property would be the perfect place to settle down and build a new home, country retreat or private estate overlooking the lake. Enjoy all the lake has to offer, excellent boating, swimming, fishing and just enjoy being around nature. Not many pieces available like this. The property has over 5,000 feet of water frontage.**

Directions: **Head to Exit 174 toward S Gibson Lake Road/ Muskoka District Road 33. - Merge onto S Gibson Lake Road/ Muskoka District Road 33. (4.9KM) - Turn right onto Hungry Bay Road. (1.5 KM) - Follow to SOP.**

Waterfront

Features: **Water Access**

Dock Type: **None**

Shoreline: **Rocky, Sandy, Soft Bottom**

Shore Rd Allow: **None**

Island Y/N: **No**

Frontage: **5000.00**

Exposure: **West**

Exterior

Property Access: **Municipal Road, Paved Road, Year Round Road**

View: **Forest, Water**

Fronting:

Topography: **Dry, Flat, Hilly,**

Level, Marsh, Rocky,

Wetlands

Restrictions: **Other**

Land Information

Utilities:

Well Testing:

Acres Clear:

Lot Front (Ft): **5,000.00**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Sewer:

Location:

None

Rural

Lot Size:

81.000 Acres

Property Information

Legal Desc: **PCL 26453 SEC MUSKOKA; PT LT 14 CON 15 BAXTER PT 1 35R3839; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **SR6-32 FH1**

Assess Val/Year: **\$563,000/2020**

PIN: **480201098**

ROLL: **446503003904400**

Possession/Date: **Flexible/**

Survey: **Available/**

Hold Over Days:

Occupant Type:

Deposit: **5%**

Brokerage Information

List Date: **02/18/2022**

List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**

Source Board: **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

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Date Prepared: 03/02/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Search Criteria

Mls Status is 'Active'

List Office Key Numeric is 1010383

Co List Office Key Numeric is 1010383

Co List Office 2 Key Numeric is 1010383

Co List Office 3 Key Numeric is 1010383

Selected 1 of 7 results.