

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

Client Full
Active / Land

14 HUNGRY BAY Rd Port Severn

Listing ID: 40555185

Price: **\$1,649,000**



Muskoka/Georgian Bay/Georgian Bay

Residential



Water Body: **Six Mile Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$0/2024**

Zoning: **SR6-32-FH1**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **50-99.99**

Frontage: **5,000.00**

Lot Dimensions: **5,000**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$0/2024**

Remarks/Directions

Public Rmks: **Embrace the opportunity of a lifetime with this exquisite 80+ acres waterfront haven located on the serene northeast shores of Six Mile Lake, where the blend of lush, mature forests and open landscapes beckons the possibility of creating your ultimate dream home, secluded country retreat, or a wealthy private estate. With seamless access provided by a township-maintained road, this property promises a harmonious blend of convenience and privacy, nestled in the heart of nature's splendour. The allure of adventure is ever-present, with nearby snowmobile trails and an intricate network of private paths sprawling across the estate, inviting a year-round exploration through snowmobiling, ATVing, hunting, bird-watching, and tranquil walks. Blessed with exceptional Western exposure, each day concludes with breathtaking sunsets, painting a perfect backdrop to the panoramic vistas of lakeside living. This sanctuary offers a profound connection to nature and indulges the senses with the pleasures of boating, swimming, and fishing in the crystal-clear waters of Six Mile Lake, complemented by over 5,000 feet of pristine water frontage. This unparalleled property represents a rare opportunity to own a piece of paradise, where luxury meets nature, creating a timeless escape from the ordinary.**

Directions: **GO TO EXIT 174 TOWARD SOUTH GIBSON LAKE ROAD/MUSKOKA DISTRICT ROAD 33. MERGE ONTO SOUTH GIBSON LAKE ROAD 4.9KM TURN RIGHT ONTO HUNGRY BAY ROAD TO LOT# 14 SIGN ON PROPERTY**

Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Water Access**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **None**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **5000.00**

Exposure: **West**

Exterior

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

Area Influences: **Lake/Pond**

View:

Fronting: **West**

Topography: **Dry, Flat, Hillside,
Level, Rocky,
Wetlands**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro, Cell Service, Electricity, Telephone Available**

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

Lot Depth (Ft):

Lot Size:

Sewer: **None**

Water Treatment:

Location: **Rural**

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: **None/**

Hold Over Days:

Occupant Type:

Deposit: **5%**

Brokerage Information

List Date: **03/18/2024**

List Brokerage: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port (**



Source Board: The Lakelands Association of REALTORS®

Prepared By: Laura Billings, Employee

Date Prepared: 03/18/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix

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