

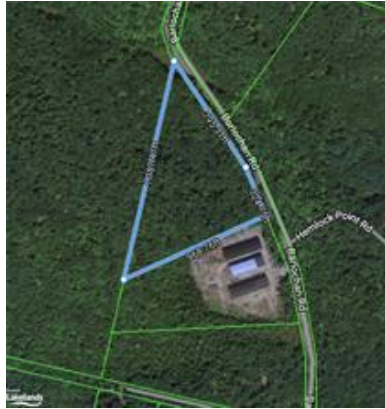
BARLOCHAN Road, Gravenhurst, Ontario P1P 1R2

Listing

Client Full
Active / Land

[0 BARLOCHAN Rd Gravenhurst](#)

Listing ID: 40546757
Price: **\$295,000**



Muskoka/Muskoka Lakes/Wood

Residential

Tax Amt/Yr: **\$482/2022**
Zoning: **RU2**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
Acres Range: **10-24.99**
Frontage: **1,119.00**
Lot Dimensions: **1,119 x 968**
Lot Irregularities:
Lot Shape: **Pie**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$482/2022**

Remarks/Directions

Public Rmks: **Welcome to your dream property! This is your opportunity to own 13.28 acres of vacant land, located in the heart of the stunning Muskoka. This property is perfectly situated between Bala, and Gravenhurst, making it the ideal location for your dream home or development project. With 1100 Feet of road frontage and plenty of space to build on , this property offers endless possibilities. Whether you're looking to build a sprawling estate, or a vacation home, this property has the potential to become whatever you desire. One of the biggest draws of this property is its prime location. Nestled in the heart of the Muskoka, you'll have easy access to all the amenities you need. From the beautiful Walkers Point Public Beach only 2 minutes away to Hardy Lake Provincial Park, 5 Star Reviewed "Dark Sky Reserve" , world-class golf courses, marinas, boutique shops, and restaurants. Everything is just a short drive away. (Zone RU2) But what sets this property apart is its natural beauty. Surrounded by stunning forests, rolling hills, and serene lakes, this is the perfect place to unwind and reconnect with nature. Imagine waking up to the sound of birds singing and the gentle rustling of leaves in the breeze. Don't miss your chance to own this incredible property. Whether you're looking for a peaceful retreat or a prime location for your next development project, this is an opportunity that you won't want to pass up. Contact us today to schedule a viewing and see the potential for yourself.**

Directions: **HWY 169 TO WALKERS POINT ROAD. WALKERS POINT ROAD TO BARLOCHAN. PROPERTY IS LOCATED ON THE NORTH SIDE OF WALKERS POINT ROAD MARINA. SIGNS ON PROPERTY**
Cross St: **MARINA DR + BARLOCHAN**

Exterior

Property Access: **Year Round Road**
Area Influences: **Marina**
View:
Topography: **Wooded/Treed**
Restrictions: **Unknown**

Fronting: **West**

Land Information

Utilities:
Water Source: **None**
Well Testing:
Services: **At Lot Line-Hydro**
Parcels:
Acres Clear: Acres Waste:
Lot Front (Ft): **1,119.00** Lot Depth (Ft): **968.00**

Acres Workable:
Lot Size: **13.28 Acres**

Sewer: **None**
Water Treatment:
Location: **Rural**
Environmental Audit/Phase: **No**

Property Information

Legal Desc: **PT LT 12 CON 1 WOOD PT 1 35R8852; MUSKOKA LAKES**
Zoning: **RU2**
Assess Val/Year: **\$80,000/2022**
PIN: **480320403**
ROLL: **445308000107100**
Possession/Date: **Flexible/**

Survey: **Yes/**
Hold Over Days: **90**
Occupant Type:
Deposit: **5%**

Brokerage Information

List Date: **03/15/2024**
List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)

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

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