

406 WHITESTONE LAKE Road, Whitestone, Ontario P0A 1G0

Client Full
Active / Commercial Sale

406 WHITESTONE LAKE Rd Whitestone

MLS®#: 40495200
 Price: **\$4,950,000.00**

Parry Sound/Whitestone/Whitestone

Building and Land



Water Body: **Whitestone Lake**

Type of Water: **Lake**

Alt MLS@#:	40494604	Common Interest:	Freehold/None
Other Units # Of	0	Common Elements:	No
Bld Area Total:	15,000	Onsite Spaces:	30
DOM:	47	Free Standing Y/N:	
Lot Size:	32.700		
Tax Amt/Yr:	\$11,513.00/:		



Remarks/Directions

Public Rmks: **Incredible Property - priced to sell! Welcome to a truly Hallmark experience at The Whitestone. A once-in-a-lifetime opportunity on the shores of Whitestone Lake near Parry Sound. This 32-acre (commercially zoned) waterfront estate is designed with environmentally sustainable energy sources such as solar power to take maximum advantage of natural features such as sunlight and tree cover to improve energy efficiency of the property. Boasting an impressive 447 ft of coveted water frontage with perfect southern exposure, the natural beauty of this property is simply unparalleled. A pristine beach offers the ideal spot for relaxation and water activities, enhancing this remarkable estate. An existing beach house is the perfect place for hosting movie night by the shore. Within the expanse of this retreat lies a grand 15,000+ sq ft of living space, adorned with 14 private bedroom suites and 17 well-appointed bathrooms. The epitome of luxury and comfort, this space is ready to be transformed into your dream venture—a boutique hotel, wellness retreat, family compound or private estate, the possibilities are endless. Explore the diverse landscape of this haven with the Whitestone hiking trails that wind through the lush terrain. Entertainment is at the forefront of this property, featuring a large bar and a magnificent wood-burning fireplaces. The beauty of The Whitestone is not limited to a single season—this retreat is ready to welcome visitors year-round, inviting them to experience the changing colours of fall, the serenity of winter, the blooming life of spring, and the sun-soaked days of summer. With a separate commercial size garage, you have the ability to store everything you need to tackle all seasons. Unlock the potential of this extraordinary estate and turn your vision into reality. The Whitestone is poised to become an iconic destination. Embrace the opportunity and let your dreams flourish in this haven of natural beauty at an incredible value.**

Directions: **HWY 400 N to HWY 124 E TAKE EXIT 231 CONTINUE ON HWY 124 E, DRIVE TO WHITESTONE LAKE RD IN WHITESTONE**

Waterfront

Waterfront Type:		Water View:	
Waterfront Features:	Beach Front		
Dock Type:	Private Docking	Frontage:	477.00
Shoreline:		Exposure:	South
Shore Rd Allow:	None		

Exterior

Construct. Material:	Board & Batten	Rd Acc Fee:		Electrical:	
Property Access:	Municipal Road, Year Round Road	Utilities			
Garage and Parking:	Detached Garage, , Gravel Driveway, Visitor Parking	Sewer:		Septic Well	
Garage Sp/Desc:	6 Spaces	Water Source:			
Lot Shape:	Irregular			Fronting:	South
Lot Front (Ft):	541.00	Lot Depth (Ft):	2,631.00		
Area Influences:	Ample Parking, Highway Access, Other				
View:					
Topography:					
Local Impvmt:					
#Res Units:		#Wrhse Units:		#Other Units:	0

Interior

Basement:	None, ,	Seating Capacity:		# Hnd Wshrms:	
Under Contract:	Propane Tank	Contract Cost/Mo:		Furnished:	
Add Inclusions:	Fully Furnished				
Exclusions:	Personal items and some art work				

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 32 CON 14 HAGERMAN PTS 1, 2 & 3 42R13589 EXCEPT PTS 1,2,3,4,5,6&7 42R19415; S/T PT 2 42R13589 AS IN RO60310 & RO136065 TOGETHER WITH AN EASEMENT OVER PT 5 42R19415 AS IN GB71118 MUNICIPALITY OF WHITESTONE See Schedule B for additional pin	Survey:	Available/
Zoning:	C-2		

Assess Val/Year: **\$1,162,000/2022**
PIN: **520881238**
ROLL: **493901000606200**
Possession/Date: **Flexible/**

Hold Over Days:
Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **10/09/2023**

List Brokerage: [Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, Brokerage, Port I](#)



-- -- --

Source Board: The Lakelands Association of REALTORS®

Prepared By: Laura Billings, Employee

Date Prepared: 11/25/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.