

320 O'HARA POINT Road, Port Severn, Ontario L0K 1S0

Client Full
Active / Land

320 O'HARA POINT Rd Port Severn

Listing ID: 40600704
Price: **\$2,350,000**



Muskoka/Georgian Bay/Baxter

Residential



Water Body: **Gloucester Pool**

Type of Water: **Lake**

Tax Amt/Yr: **\$2,694/2023**

Zoning: **SR1**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **0.50-1.99**

Frontage: **279.00**

Lot Dimensions: **279 x 254.78**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$2,694/2023**

Remarks/Directions

Public Rmks: **Discover this magnificent Gloucester Pool building lot with 279 ft of exquisite shoreline and unparalleled views. Situated amidst sparkling granite outcrops and deep, clean water, with a stretch of sandy beach, this property offers an idyllic setting for your dream home or family retreat. Accessible via a well-maintained four-season private road, convenience meets tranquility here. Located in close proximity to Highway 400, this parcel of paradise is conveniently positioned approximately 2 hours from the bustling heart of Toronto. Whether you're seeking a peaceful escape from city life or a prime investment opportunity, this property offers endless possibilities. Don't miss this rare chance to own a slice of heaven on Gloucester Pool.**

Directions: **White Falls Rd to O'hara Point Road**

Waterfront

Waterfront Type: **Direct Waterfront**

Waterfront Features: **Other**

Dock Type: **None**

Shoreline:

Shore Rd Allow: **None**

Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **279.00**

Exposure:

Exterior

Property Access: **Private Road**

Area Influences: **None**

View:

Fronting: **South**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro**

Acres Clear:

Lot Front (Ft): **279.00**

Acres Waste:

Lot Depth (Ft): **254.78**

Acres Workable:

Lot Size: **1.33 Acres**

Sewer: **Sewer (Municipal)**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **PCL 9452 SEC MUSKOKA; PT RDAL IN FRONT OF LT 14 CON 8 BAXTER; PT BROKEN LT 14 CON 8 BAXTER PT 2 35R16172; GEORGIAN BAY ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **SR1**

Assess Val/Year: **\$175,000/2024**

PIN: **480201504**

ROLL: **446503002207901**

Possession/Date: **Flexible/**

Survey: **Yes/ 2024**

Hold Over Days:

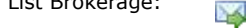
Occupant Type:

Deposit: **5%**

Brokerage Information

List Date: **06/12/2024**

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: 06/13/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsorealestate.ca](https://www.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.