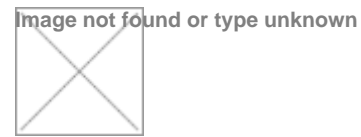




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32 Florence Street East
Huntsville, ON
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0 Delbrooke Road, Dwight, ON, P0A 1H0, Canada



Property Value	\$1,250,000
Type	Vacant Land
Lot Frontage	105 ft
Lot Size Area	92.65 acres

Description

Rare opportunity on Lake of Bays. Ninety-two acres of privacy and almost 106 ft of southwest facing shoreline. The subject property has Delbrooke Road on the west side, Bobshire Road on the northeast side, and a road allowance with a newly built road on the southeast side and forms a triangular shape with the point of the triangle being the waterfront.

If you're looking for privacy and an amazing spot to build a dream cottage or home, this could be the one. There is not much left on Lake of Bays of this size and parcels like this rarely come to market. Shoreline is mixed, mostly rocky with natural soil and vegetation on land and hard sand lake bottom with rocks. Depth drops off very quickly. Southwest exposure and spectacular view from the top of the hill looks over the "Narrows" peninsula, down Lake of Bays all the way to Bigwin Island. You can actually see the Bigwin Tower from this vantage point. This property might have one of the best views on Lake of Bays.

Although one could walk down to the shoreline the property would be an ideal candidate for a hillside inclinator. Towering white pines surround an ideal building site above a majestic granite rock face. Shore road allowance is owned/closed.

Property is presently in the MFTIP (Managed Forest Tax Incentive Program) which keeps taxes low. Trees are mostly mature mixed hardwood with some white pine. Ready to harvest or enjoy a mature forest giving silence, space and sanctuary



