

\$4,995,000 - 0 HIGHLANDS Island

Listing ID: 40530946

\$4,995,000

1 Bedrooms, 1 Bathrooms, 7.52 acres

Single Family

0 HIGHLANDS Island, Muskoka Lakes,
Ontario, P0B1J0

SEVERANCE APPROVAL GRANTED, DEEDED LANDING NEARBY. Rare waterfront property on the shores of Lake Rosseau. Featuring 7.52 acres of pristine land, towering pines, and situated in a highly desirable central Lake Rosseau location. Access the property's 1,624 feet of south-facing water frontage from the recently completed mainland private docks providing an exceptional sheltered access by boat less than 5 minutes away. The southern exposure provides endless sun during the day with long lake views. Currently approved to be severed into two estate sized lots each with greater than 500' of water frontage and additionally featuring a grandfathered footprint from the existing water's edge cottage. Unique ability to create a bespoke luxury generational compound on Lake Rosseau. Imagine multiple opulent waterfront cottages, 2 grand two story boat houses and grounds that have been thoughtfully landscaped to infuse your legacy into history on the Lake forever. The island's unrivaled privacy is enhanced by the convenient private mainland lot located off a municipal year round road on Royal Muskoka Peninsula. The landing provides vehicle parking and dedicated slips which provide the utmost

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convenience and accessibility for this island property. With over half the 42 acre island having been graciously donated to the Muskoka Conservancy, a lifetime of privacy is assured. Highlands Island represents an exceptional investment opportunity, whether it be for the development of high-end waterfront properties or a peaceful retreat in paradise on one of the most sought-after areas in Muskoka. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage, Port Carling