

# \$1,525,000 - 99 VERNON REACH Road

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## Listing ID: 40556700

**\$1,525,000**

, 2.5 acres

Vacant Land

99 VERNON REACH Road, Huntsville,  
Ontario, P1H2N5

Introducing a Stunning Lakefront Lot - Perfect for Your Dream Cottage! Welcome to this breathtaking lakefront lot, a true gem waiting to be discovered. With approximately 300 feet of frontage and 2.5 acres of land, this property offers an incredible opportunity for anyone dreaming of building their dream cottage. Situated on a gentle sloping terrain, the lot boasts panoramic views of the lake that will leave you in awe. The land features a hard-packed sandy bottom, perfect for enjoying the waterfront and all the recreational activities it offers. Already in place is a single slip boathouse that can be rebuilt to suit your needs, providing convenient access to the water. Imagine spending your days on the lake, soaking in the stunning views and enjoying the tranquility of the surroundings. One of the standout features of this location is its peacefulness. Far away from any road noise, you can truly escape the hustle and bustle of daily life and immerse yourself in the serene ambiance. Facing south, the lot receives abundant sunshine throughout the day, allowing you to bask in the warmth and natural light. Whether you're lounging on your future cottage deck or enjoying outdoor activities, the sun will be your constant companion. Located on Vernon

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Lake, you'll have access to a four-lake chain, including Fairy, Mary, Penn and Vernon. Explore the beauty of these interconnected lakes, go fishing, or simply take a leisurely boat ride and embrace the serenity of the surrounding nature. While enjoying the tranquility of this lakeside retreat, you'll also have the convenience of accessing the town of Huntsville by boat. Indulge in the local amenities, including golf courses, restaurants, spas, and shopping, all just a short boat ride away. If you prefer to venture into town, fear not - it's only a quick 10-minute drive from the property. Additionally, with the highway just 7 mins away, commuting to and from the GTA is a breeze. (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Gravenhurst Unit 4)