

# \$1,199,000 - 0 THOMPSON PORTAGE Road

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## Listing ID: 40383484

**\$1,199,000**

Vacant Land

0 THOMPSON PORTAGE Road, Dwight,  
Ontario, P0A1H0

Welcome to this great opportunity in the heart of Ontario's cottage country. Immerse yourself in the serene tranquillity of Lake of Bays, with this rare 1.5-acre waterfront building lot, ideal for those looking to build their dream lakeside home or cottage. This gem, located on a quiet, year-round private road, offers exceptional privacy and is a mere five minutes to Dwight and a convenient 20-minute drive to Huntsville. Commanding 300 feet of prime hard-packed sandy shoreline, this expansive lot guarantees privacy and lovely views. This lot offers a gentle slope towards the water's edge, which makes it the perfect canvas for a custom build with a walkout level overlooking the lake. A generous development envelope of 5,222 square feet plus an additional 621 square feet designated for a septic system has been approved by Lake of Bays township. These allowances provide the flexibility to design and build a spacious retreat tailored to your lifestyle needs. Imagine the endless possibilities: a main cottage, a guest bunkie, a private dock, or even a boathouse. Your Lake of Bays dream is within your reach. The location offers great privacy, but it also provides easy access to area amenities. You'll find shopping, dining, and top-tier golf courses just a short drive away, making

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this property the ideal balance of secluded waterfront living and convenient access to local attractions. This is more than just a piece of land; it's a gateway to a Muskoka lakefront lifestyle, a promising investment in the highly coveted Lake of Bays community. Don't miss this opportunity to shape your dream home from the ground up in one of Ontario's most prestigious waterfront locales. This is your chance to make the lake life a reality. (id:49587)

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Listing Office:Royal Lepage Lakes Of Muskoka Realty, Brokerage, Dwight