

# \$1,749,999 - 23 TIPPER Lane

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## Listing ID: 40406544

**\$1,749,999**

, 3.63 acres

Vacant Land

23 TIPPER Lane, Huntsville, Ontario,  
P1H2J2

This beautiful property is a prime building lot, resembling a park, located on the stunning Lake Vernon. It is ready for construction, so bring your plans and start building your dream home. The property itself is truly remarkable, with picturesque sunsets that can be enjoyed from the beach. It benefits from sought-after southwest exposure, a sandy beach equipped with a volleyball court, and majestic tall pines scattered across a gently sloping lot. Additional perks include the already cleared building envelope area, installed hydro system, and a crystal clear spring well. Furthermore, extensive Muskoka granite hardscape stone has been incorporated into the landscape. Privacy is guaranteed, as the property spans over 3.6 acres. There is also the potential for severance or future plans through an attached backlot. Lake Vernon, the first and largest lake in a four-lake chain surrounding Huntsville, offers 40 miles of boating opportunities. This truly breathtaking Muskoka setting can be fully enjoyed, with its islands and stunning panoramic views. The lake is home to an abundance of plants, diverse tree species, fish, and wildlife, and it retains much of its original natural landscape, including sizable stretches of undeveloped shoreline. For

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more details on this exceptional offering, don't hesitate to inquire today. If you need help finding a reputable builder, we are happy to provide recommendations. Take a virtual tour to fully appreciate the beauty of this property. (id:49587)

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Listing Office:Re/Max All-Stars Realty Inc., Brokerage, Dwight