

# \$949,900 - 1082 CARL FISHER Drive

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## Listing ID: 40474339

**\$949,900**

, 2.28 acres

Vacant Land

1082 CARL FISHER Drive, Huntsville,  
Ontario, P1H2J6

This beautiful and private 2.15 acre lot with 270 feet of waterfront is ready for your custom home or cottage getaway. The waterfront is hard-packed sand bottom at the shore and deeper water off the end of the docks. Muskoka granite rock formations amongst the trees are a beauty to behold. Located on serene Swains Bay, the driveway & docks are already installed. There is also a 2 level shed, fire pit & outhouse. A variance allowing a new build as close as 20 meters from the shoreline is in place. The driveway is in leading down to the water as well. A new premium Nydock dock system provides a large area for lounging, swimming and of course, the docking of boats. The large dock required a variance. A site plan has been approved for a NorAmerica Redstone build. Price for build is available upon request with 2 ideal build sites to choose from. The lot was surveyed and flagged in Dec 2022. Duke Engineering prepared a slope & rock face stability report in 2021. All that plus year round road access, Hydro at the lot line, & development permit are all in place. Bring your plans, get a building permit and you'll be all set as the hard work with Lake of Bays has been done to prep this gorgeous property! Swains Bay is a beautiful, calm,

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quiet bay where there are currently only 5 lots. Swimming, boating, & watersports of all kinds are possible. Boat traffic is very low, allowing you to enjoy the Blue Herons, Loons, & Otters in their natural habitat. Bella Lake connects to Rebecca Lake and the cottage community is outstanding with both lakes coming together for an annual regatta in August & a Corn Roast in September - both held at the large Conservation Beach on Bella Lake. Boat launching can be done at nearby Billie Bear Resort. Your investment into a cottage on this pristine lake ensures that your property value will be maintained. Boating and fishing on this two-lake chain is superb & will create wonderful life experiences for all ages to enjoy and build memories.  
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