

# **\$1,600,000 - LOT 2 ESIG Lane**

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## **Listing ID: 40485464**

**\$1,600,000**

, 11.2 acres

Vacant Land

LOT 2 ESIG Lane, Lake Of Bays, Ontario,  
P1H2J6

Newly created residential/cottage building lot on pristine and peaceful Rebecca Lake – Muskoka! This spectacular lot offers 401 ft of lake frontage and 11.2 acres of land assuring you privacy from the neighbouring properties. Wide open lake views, a sand and rock shoreline with shallow areas for water activities and deeper sections for boats and your dock. The building site is level, with a slope to the water, great for a walkout basement. Access is by a seasonal municipal road which is kept open year-round by owners on the road. The last portion of the road is a private right-of-way which can be kept open by owners on the road. The “Shore Road Allowance” is included, a large savings on this size of lot. With over 13 kms of shoreline on Rebecca Lake and access by boat into Bella Lake which offers 14 kms of shoreline for hours of boating enjoyment. Both lakes are known for their crystal-clear waters, fishing, and peaceful environment. This is a rare opportunity to find a lot of this size on a fantastic lake system. In the area you will find many other lakes to explore, 1000’s of acres of Crown land, the Limberlost Forest offering miles of hiking trails and activities. Algonquin Provincial Park is roughly 20 minutes away and the Town of Huntsville is

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roughly 20 minutes away which offers restaurants, shopping, and many activities. Great location for your home or cottage. A place you and your family will cherish for years! Driveway has been roughed into a cleared building site. Hydro will be brought to the lot at the Sellers expense. Great lot in a great location. (id:49587)

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Listing Office:Sutton Group Muskoka Realty Inc., Brokerage, Huntsville