



# Georgian Bay

• GETAWAY •



**COLDWELL BANKER**  
THE REAL ESTATE  
CENTRE, BROKERAGE

# SITE INFO

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26 ACORN LANE, VICTORIA HARBOUR  
LT 1 RCP 1725 TAY T/W RO1073053; TAY  
PIN: 584970024  
ARN: 435304000563900

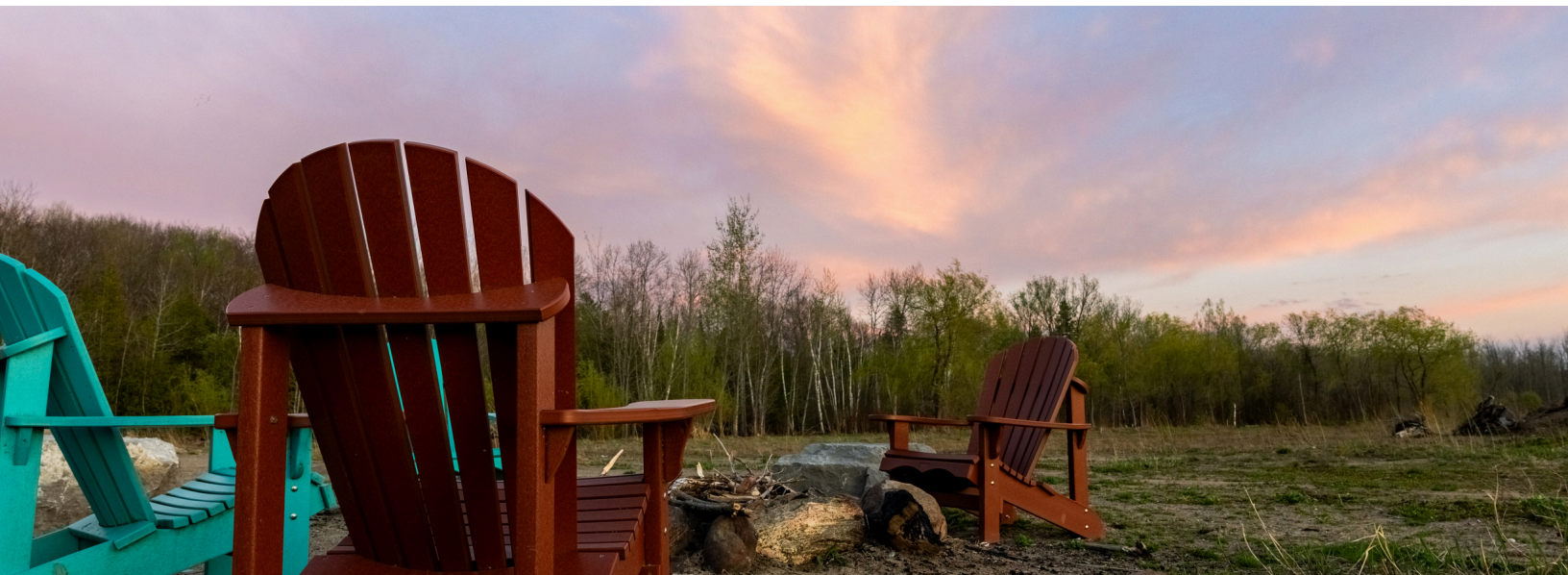
17 Acres

700' of Shoreline

Zoning RS

Seasonal/recreational dwelling - first tier on water

Located in the peaceful community of Waubaushene, within Tay Township, this custom-built, four-season waterfront home offers a rare blend of luxury living and proven rental income on the shores of Georgian Bay.



# LAKE HOUSE

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## Custom 2023 Waterfront Home + Bunkie | Turnkey Airbnb Investment

This beautifully designed Georgian bay gem is filled with natural light and features high-end finishes and features throughout. The open-concept kitchen, dining, and living space overlook the Bay, making it the perfect setting for entertainment and relaxation. Private sandy beach with shallow entry – ideal for swimming and watersports.

Over 2500 sq ft of modern, open-concept living space + a fully equipped 700 sq ft bunkie

Accommodations:

3 Bedrooms + Loft, 2.5 Bathrooms

Main House Sleeps 14

Bunkie Sleeps 4

Main 2520sf

Bunkie 700sf

Garage Loft 440sf

Township maintained private laneway

Garbage Pickup

Currently operates as a successful short-term rental with a rating of 4.8/5. Larger Airbnb listings in this area are extremely limited, making this a unique and profitable opportunity for investors or families seeking a dual-purpose property.

A detached two-storey garage (unfinished loft space with potential for conversion) - expand your rental capacity or create a private guest suite/studio.

PLAN OF SURVEY OF  
THE LIMIT BETWEEN  
**LOTS 1 AND 2**  
**REGISTERED COMPILED PLAN 1725**  
TOWNSHIP OF TAY  
COUNTY OF SIMCOE

SCALE 1 : 250

RUDY MAK SURVEYING LTD.

**BEARING NOTE**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A TO B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010 EPOCH).

FOR BEARING COMPARISONS, A ROTATION OF 0°01'48" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 51R-14200

**DISTANCES**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999997.

**ELEVATION NOTE:**

ELEVATIONS ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM OBSERVED REFERENCE POINTS (ORP) USING THE LEICA SMARTNET NETWORK (2010 EPOCH) AND ARE REFERRED TO THE CGVD28:1978 (HYZ2.0) DATUM.

**METRIC**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- 2) THE SURVEY WAS COMPLETED ON THE 16TH DAY OF AUGUST, 2021.

AUGUST 17, 2021

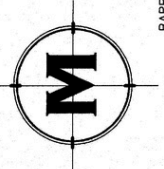
DATE

RUDY MAK  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2 1 7 2 8 0 4



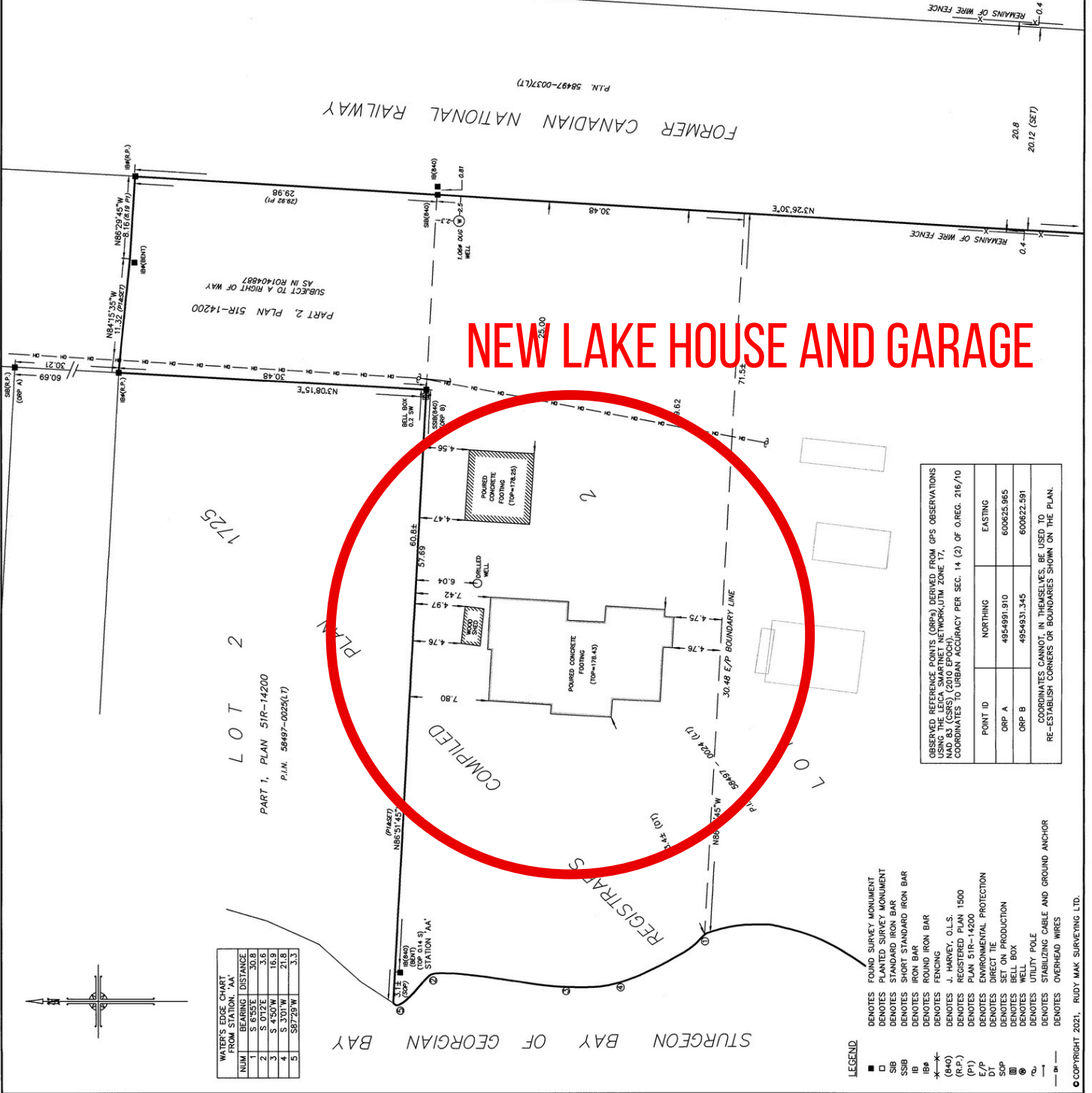
THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
Registration: 10287 - Section 24(3)



**RUDY MAK  
SURVEYING LTD.**  
ONTARIO LAND SURVEYORS

89 BIG BAY POINT ROAD  
BARRIE, ONTARIO L4N 8M5 (705) 722-3845  
E-MAIL MAIL@MAKSURVEYING.COM

DRAWN BY: RJH CHECK BY: FILE No. 14915P1



1725

PART 1, PLAN 51R-14200  
P.I.M. 56497-0025(L1)

**NEW LAKE HOUSE AND GARAGE**

WATER'S EDGE CHART  
FROM PLAN 1725

NUM	BEARING	DISTANCE
1	S 65°56'E	30.8
2	S 01°2'E	3.6
3	S 4°50'W	16.9
4	S 3°01'W	21.8
5	S 87°29'W	3.3

- LEGEND**
- DENOTES FOUND SURVEY MONUMENT
  - DENOTES PLANTED SURVEY MONUMENT
  - DENOTES IRON MONUMENT
  - SB DENOTES SHARP STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - IB\* DENOTES ROUND IRON BAR
  - DENOTES FENCING
  - (H40) DENOTES J. HARVEY, O.L.S.
  - (R-P.) DENOTES REGISTERED PLAN 1500
  - (P1) DENOTES PLAN 51R-14200
  - E/P DENOTES ENVIRONMENTAL PROTECTION
  - DT DENOTES DIRECT TIE
  - SBP DENOTES SET ON PRODUCTION
  - ⊗ DENOTES WELL
  - ⊕ DENOTES UTILITY POLE
  - ⊖ DENOTES STABILIZING CABLE AND GROUND ANCHOR
  - DENOTES OVERHEAD WIRES

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, UTM ZONE 17, NAD 83 (CSRS) (2010 EPOCH). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4954991.910	600625.965
ORP B	4954931.345	600622.591

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THE PLAN.

