



## Canopus Island Lot For Sale | 20,104 SF

**Discover a rare opportunity to own a piece of untouched paradise on Canopus Island, nestled in the scenic Lake Mahopac.**

This expansive 20,104 square-foot lot offers the perfect canvas for a peaceful retreat. Surrounded by nature, enjoy serene water views, lush greenery, and the tranquility that island living

provides—all just a short boat ride from the mainland. The sellers are open to seller financing options, making this opportunity more accessible. Permanent concrete structures are not allowed on this parcel, only tents, and glamping structures, and a dock is approved for this parcel.



BRYAN LANZA  
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- **Asking Price: \$180,000 (Was \$200,000)**
- **Subtype: Hunting/Recreational, Islands, Residential**
- **Lot Size: 20,104 sqft**
- **APN:75.8-1-44**
- **Property Type: Land**
- **Permitted Zoning: R**
- **Broker Co-Op: Yes**



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