

LAKE MUSKOKA

LAKEFRONT
3.2 ACRES LAND



LUXURIOUS, TRANQUIL, IDYLLIC

Endless Possibilities



A rare, undeveloped canvas
on Lake Muskoka

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INTRODUCTION



There are places on Lake Muskoka where the landscape feels untouched by time — where the shoreline curves gently around quiet water, where the pines rise like cathedral columns, and where the land holds a sense of permanence that is increasingly rare. This estate property is one of those places.

Set along the west side of Mortimer's Point, this remarkable 3.2-acre waterfront holding is defined by scale, privacy, and an unspoiled natural character that evokes the earliest traditions of Muskoka. Four hundred feet (MPAC) of combined frontage trace the edge of a calm, protected bay, offering warm, quiet waters and long, uninterrupted sightlines across the bay. The experience here is intimate and expansive at once, a private world shaped by forest, granite, and sky. The land unfolds in a series of natural terraces and ridges, each offering its own perspective on the water. Mature pines tower overhead, granite outcrops anchor the shoreline, and soft clearings open to the lake in a way that invites thoughtful architecture and inspired design.

It is a landscape that welcomes vision, whether for a signature estate residence, a multi-generational family retreat, or a long-term legacy property to be stewarded for decades.

Comprising one separate parcel deeded by Queen Victoria to the Mortimers, this is Muskoka at its most authentic, quiet mornings on the dock, the scent of pine warmed by the sun, the stillness of a sheltered bay, and the sense of arriving somewhere meaningful. This estate property is not simply a property; it is a setting for legacy, a canvas for architecture, and an excellent opportunity to secure a landholding of true significance on Lake Muskoka.

PROPERTY DETAILS

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- 3.2 Acres
- Southwest Facing
- Four hundred feet of combined natural shoreline
- Quiet, sheltered bay with minimal boat traffic
- Warm calm waters ideal for swimming, paddling, and family enjoyment
- Natural shoreline character
- Ideal canvas for a private family compound or signature estate residence

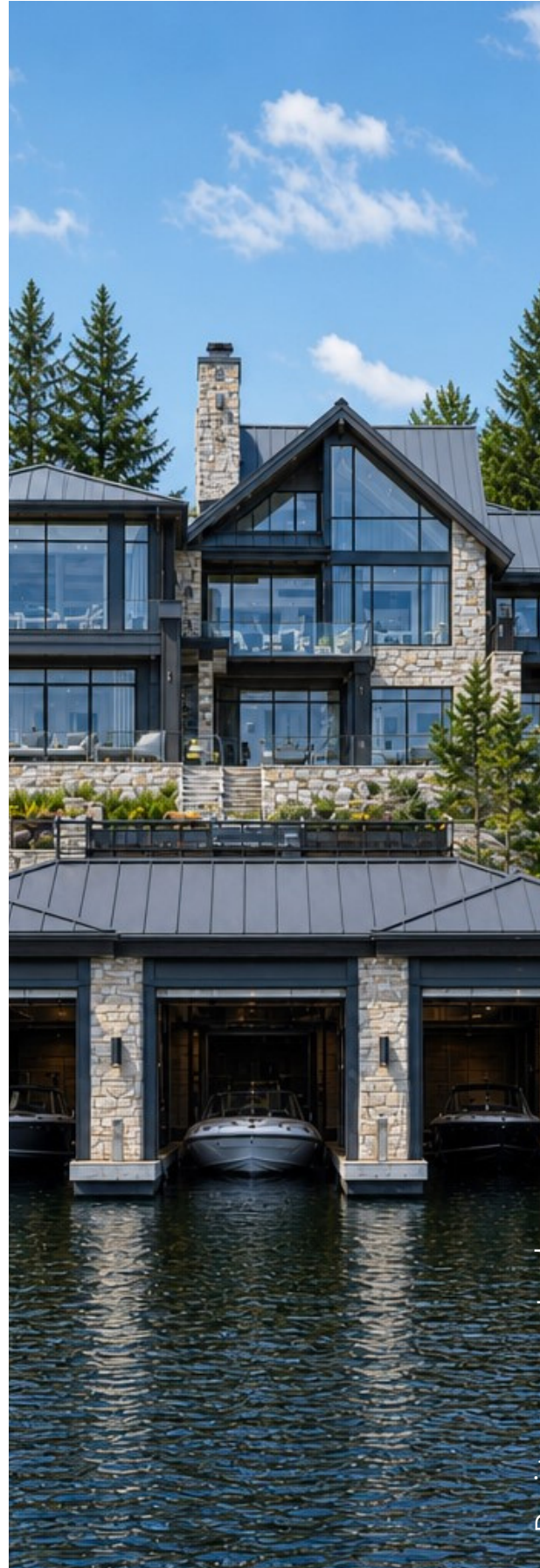


Designer concept only

PROPERTY DETAILS

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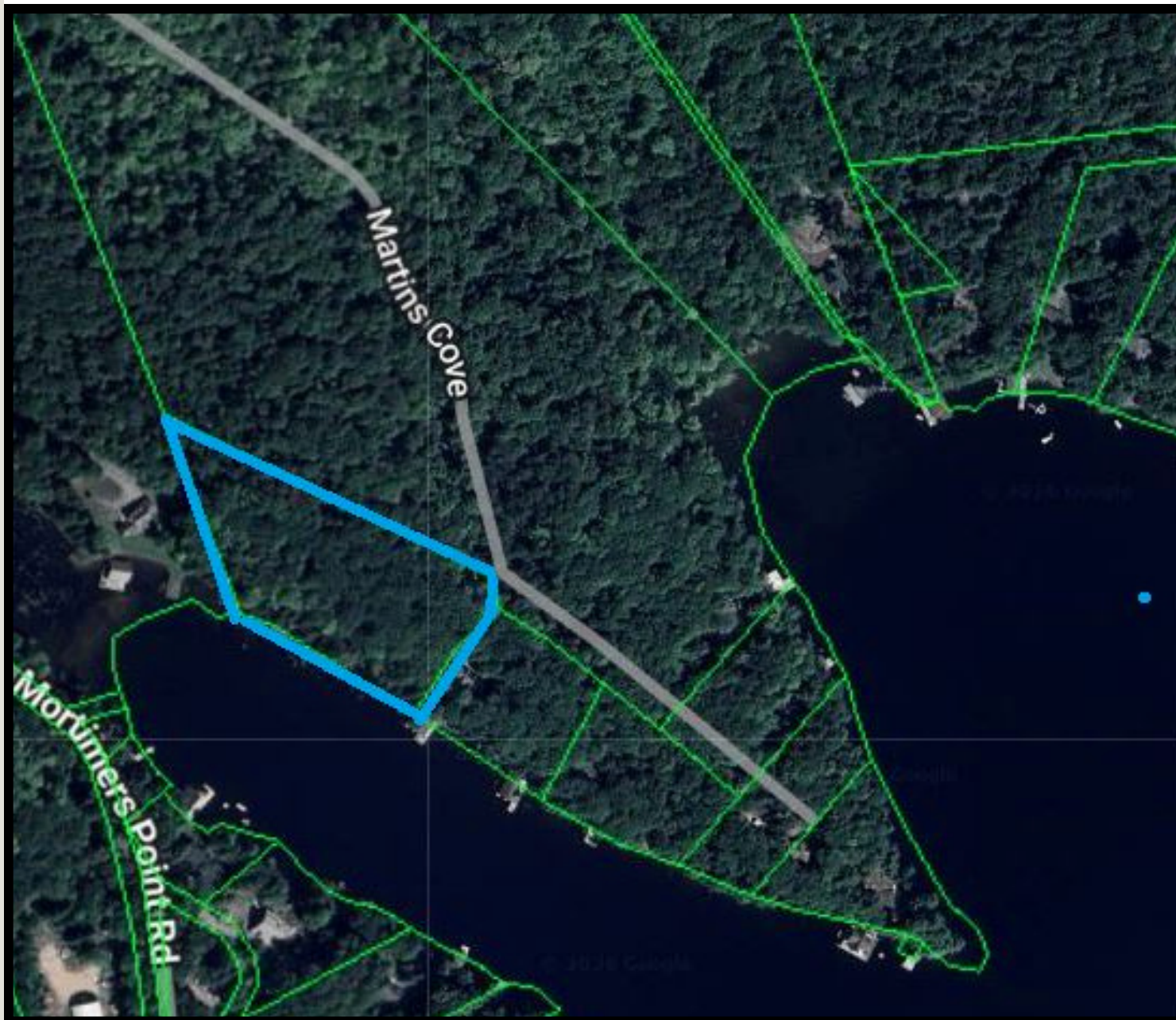
- Potential building site with elevation, privacy, and architectural presence
- Minutes to Port Carling, Bracebridge, and Beaumaris
- Close to marinas, golf, dining, and Muskoka's premier amenities
- A quiet, established area known for high-end estate properties
- Zoning- WR5-7(a)
- Year round access to municipal and private roads
- Mortimers Point/Muskoka float water aerodrome
- Muskoka Airport
Bracebridge - Private Jets



PROPERTY LINE AERIAL

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PROPERTY LINE



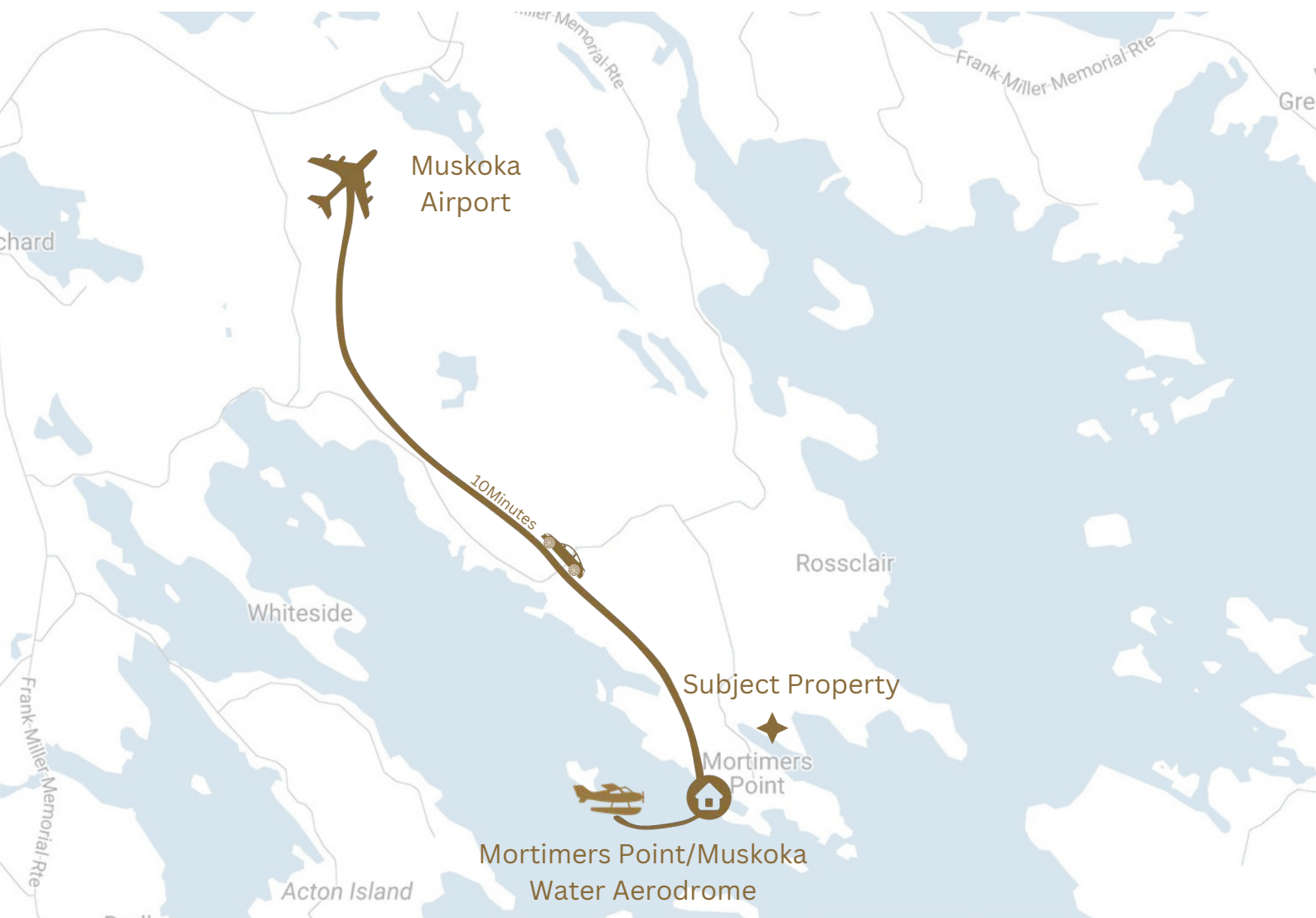
LOCAL FLYING OPTIONS

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LOCAL AERODROMES

 Muskoka Airport

 Minutes to Mortimers Point/Muskoka Float Water Aerodrome.



Subject Property - 1815 Mortimers Point Road #57

Asking Price - \$3,500,000.00 CDN

OFFICIAL PLAN WATERFRONT POLICIES

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Goals

- To protect the character of the waterfront in recognition of the different character of individual lakes.
- To retain and promote the waterfront's unique recreational character within the context of primarily a single tier of development.
- To ensure that development is suited to its site and that appropriate access and services are provided.
- To encourage optimal growth while taking into consideration the lake system health of the Township's lakes and rivers.
- To ensure growth is compatible with and has regard for the overall physical, environmental, social, and economic aspects of the waterfront.



MUSKOKA LIVING

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Discover the Magic of Muskoka Living. With breathtaking scenery, luxurious accommodations, and a vibrant community, Muskoka offers an unforgettable experience for discerning travelers. Here's why Muskoka is a premier destination for your next investment:

Spectacular Landscapes

- Year-round natural beauty: fall foliage, summer lake cruises, winter wonderlands
- Scenic views from hiking trails, waterfront patios, and boat cruises

Expansive Region

- Over 6,000 square kilometers of diverse experiences
- Six distinct communities, from Huntsville's quaint shops to Georgian Bay's tranquil shores

Luxurious Accommodations

- Over 100 lodging options: rustic cottages, full rental properties, lakeside resorts
- Over 35 beaches to explore

Endless Activities

- World-class music festivals, winter carnivals, skating trails
- Vibrant local culture with year-round events
- Golf
- Restaurants & Breweries

Waterfront Bliss

- Lakeside dining, pristine waters, paddling adventures
- Winter ice skating and cozy fireside moments

Invest in Muskoka, where unmatched beauty, diverse attractions, and warm hospitality create lasting memories.





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LET'S GET IN TOUCH!

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PLEASE DIRECT ALL ENQUIRIES TO:

Peter J. MacInnis, Broker of Record
Royal St. Andrews Real Estate Services Limited, Brokerage

Member: TRREB, OREA, CREA

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