

\$7,000,000 - 0 NAPPAN ISLAND

Listing ID: 40543165

\$7,000,000

, 311.9 acres

Office

0 NAPPAN ISLAND, Trent Hills, Ontario,
K0L2Z0

Nappan Island - an incredible residential development opportunity in Trent Hills on Seymour Lake, part of the Trent Severn Waterway. Located 25 minutes from Peterborough and less than 2 hours from Toronto, this 311 acre waterfront property with road access is ready for a developer to take on a proposed 69-unit, two-phase, residential development that consists of a proposed mix of large waterfront and forested lots. In 2018, the Municipality of Trent Hills approved Subdivision Application SB01/2017, giving conditions for final Draft Plan Approval. In 2019, the Municipality of Trent Hills amended By-law 2010-105, changing the zone classification on the subject lands from Rural (RU), Environmental Protection (EP), and Environmentally Sensitive (ES) as follows, to allow for the creation of single detached homes and a commercial building to conform with the Municipality of Trent Hills zoning by-law 2010-105. Survey, Site plans, land servicing cost estimates, Archaeological, Environmental Assessment, and Stormwater Management Reports have all been completed and available through listing brokerage. The topography is very level, with a mix of hard and soft wood forest, and cleared land, providing

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favourable conditions for development. The property features gorgeous lake/river shoreline, panoramic views, surrounded by freshwater, pristine forest, breathtaking sunsets and sunrises & ultimate recreation. There is a gorgeous, 5 bed, 1 bath cottage sitting at the Northwest point of the property on the water's edge. This is the last property of its kind to be designated for development of this nature in the region.
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