

\$475,000 - 0 ROSSCLAIR Road

Listing ID: 40567173

\$475,000

Vacant Land

0 ROSSCLAIR Road, Port Carling, Ontario,
P0B1J0

Lovely, well-treed vacant lot located just minutes from Port Carling in the coveted Mortimers Point locale of north Lake Muskoka. Surrounded by gorgeous estates and ideally situated off of a year-round municipally maintained road, this 1.5+ acre parcel sits a mere 300 feet from Lake Muskoka and abuts an original, unmaintained road allowance that leads to the waterfront. Owner has purchased the road allowance behind the property, giving Buyers or investors the unique opportunity to build two dwellings on this parcel, thanks to the increased lot size & its RU2 zoning. For those looking to generate additional year-round income, this is the ultimate package, complete with building plans & renderings for two ultra-modern, self-contained rental pods, custom designed by the esteemed Foresheew Design Associates. All necessary approvals already in place and total revenues for the two pods projected at over 500K annually (see Financials Package in supplements). Whether you are looking to build your dream home in the heart of Muskoka, a guest cottage for those with properties nearby, or would like the chance to bring these dreamy rental pods to life (in an area of unrivalled income-generating potential), this opportunity is not to be missed! A++ location with access to all

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amenities, restaurants & world renown golf courses just a short drive away. MUST SEE virtual tour to fully grasp the vision for the Rossclair Cabins! (id:50245)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling