

\$2,500,000 - 0 CLEAR LAKE Road

Listing ID: 40584839

\$2,500,000

, 40 acres

Vacant Land

0 CLEAR LAKE Road, Torrance, Ontario,
P0C1M0

Privacy like this is getting hard to find in this popular 'playground' corner of Muskoka! This unique and desirable land package is comprised of two parcels of land split by a 66' Rd. Allowance. Parcel 1 offers 36 acres with 1364' of waterfrontage, (part of which is split by a wetland drainage course.) Easily accessible the year round (snow plow currently stops at approx. #1376) this piece offers a mixed terrain, wonderful elevated western/north western sunset views across beautiful Gullwing Lake, has several potential building sites and offers excellent privacy with the possibility for some walking trails. The second parcel is water access and is comprised of 845' of waterfront together with 4.5 acres of gorgeous gently sloping, private and well treed land. While these unique properties may offer the possibility of severance they truly suit those seeking a private family compound offering an extraordinary cottage experience. Being located near the Dark Sky Preserve offers the ability to gaze at the stars and, due to the amount of undeveloped privately owned and Crown Lands, there is much in the way of wildlife in the area. Beyond this property further down the road is the Devil's Gap Trail for hiking/mountain biking and

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snowmobile trail access. Gullwing Lake joins with Echo Lake for some great fishing or exploration by canoe, kayak & boat. During the winter months perhaps enjoy X-country skiing, snowshoeing or snowmobiling. Truly a one of kind offering!
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