

Chestnut Park is pleased to offer for sale an investment opportunity totalling 36 acres with 1,360 feet of waterfront in the coveted Lake of Bays region of Muskoka.



Baysville Shores



2 Exciting Muskoka Waterfront & Residential Development Opportunities!

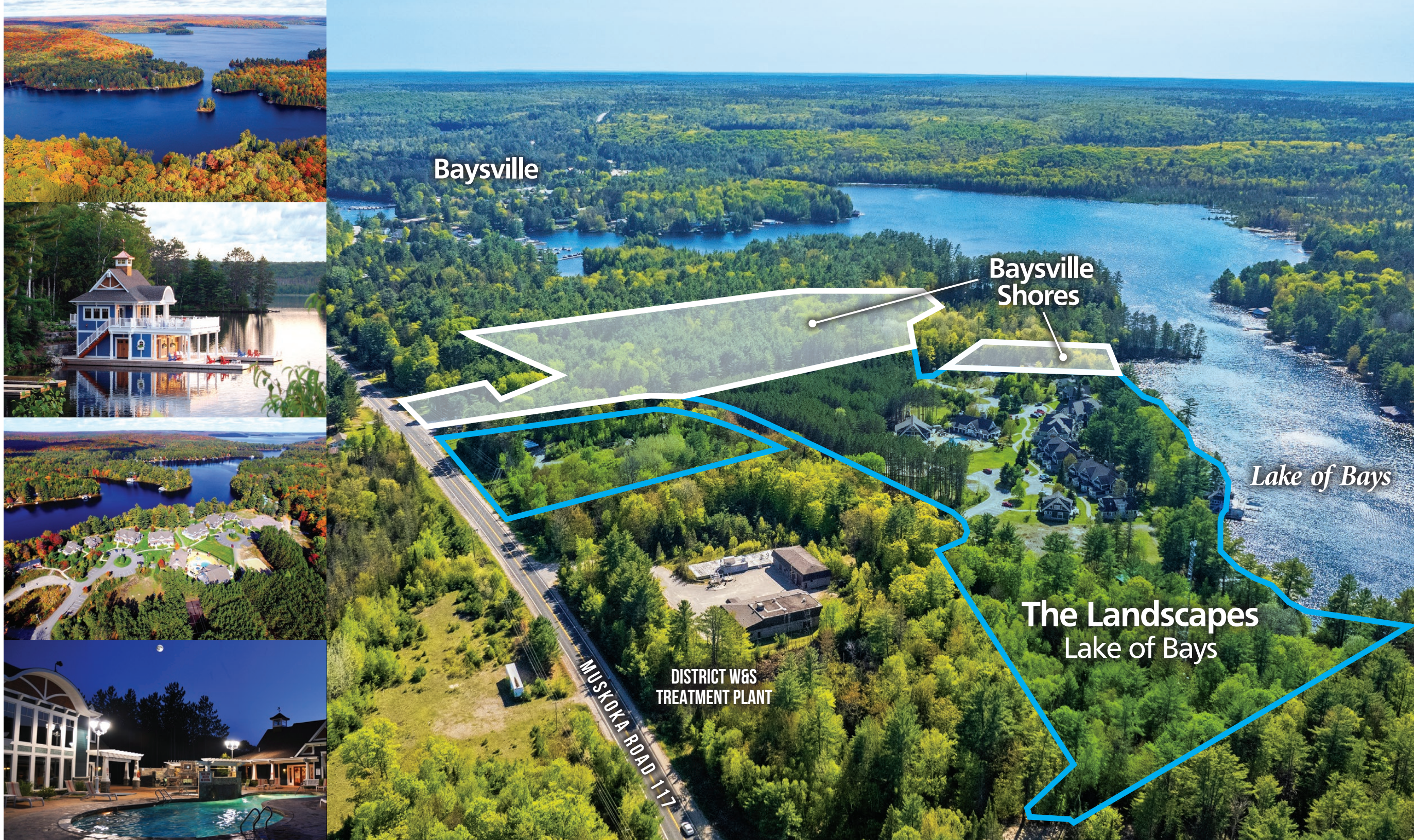




*Available at \$14,900,000, **The Landscapes** and amenity portions of the property are situated on approximately 20 acres of land on the shores of beautiful Lake of Bays and have been built out to 30% of the current allowable density of 64 residential units in addition to the various amenities.*

The development of the project also included the construction of roads and water/sewer, electrical, and propane utilities with significant excess capacity available. A new owner will benefit from substantial added value with the majority of amenities already built - including a boathouse, clubhouse, swimming pool, rec centre, and tennis court. Included in this offering are 12 fractional Intervals of remaining inventory in Phase 2 of The Landscapes development.

The Township of Lake of Bays is a year-round outdoor enthusiasts' destination nestled in northeastern Muskoka, adjacent to world-renowned Algonquin Park. Lake of Bays is one of the largest lakes in Muskoka, attracting visitors from around the world.



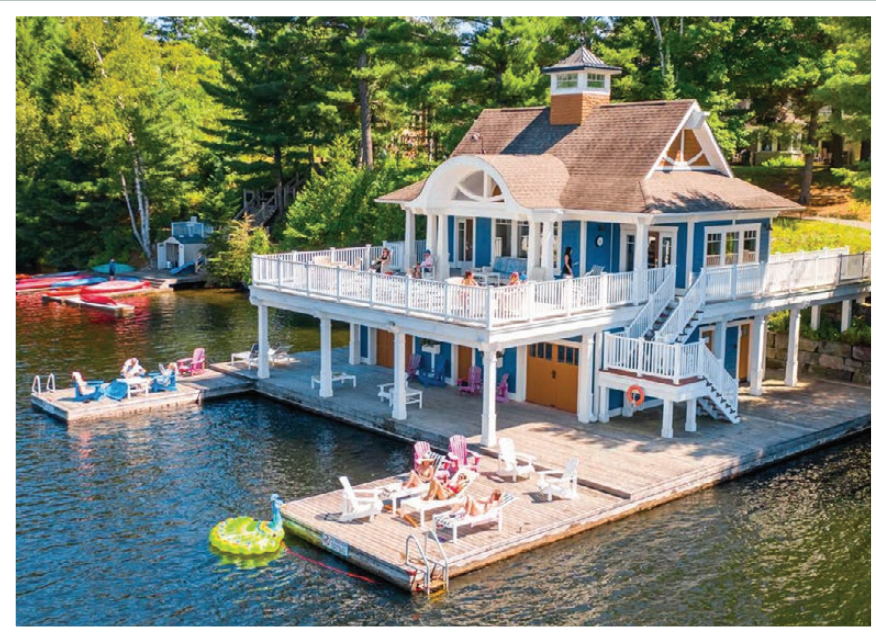
Baysville Shores

*Available at \$9,900,000, is the **Baysville Shores** property, consisting of approximately 16 acres immediately adjacent to The Landscapes.*

The Baysville Shores lands are in separate ownership and are envisioned to accommodate 80 residential “woodland” units that could ultimately have access to the resort amenities at The Landscapes. The District W&S treatment plant was built on land donated by The Landscapes and has excess capacity to support extensive further development.

The charming Village of Baysville is within walking distance. The towns of Bracebridge, Huntsville and Dorset are just 25 minutes away by car and offer plenty of entertainment, restaurant and boutique shopping options.





SUMMARY

36 acres in total

1,360 feet of waterfront

124 additional residences planned
for The Landscapes and Baysville Shores

Serviced by a District W&S treatment plant,
currently operating at approximately 25% of its design capacity

These properties have level topography and are located on
a sand/gravel deposit making site servicing and development
more cost effective than other potential sites



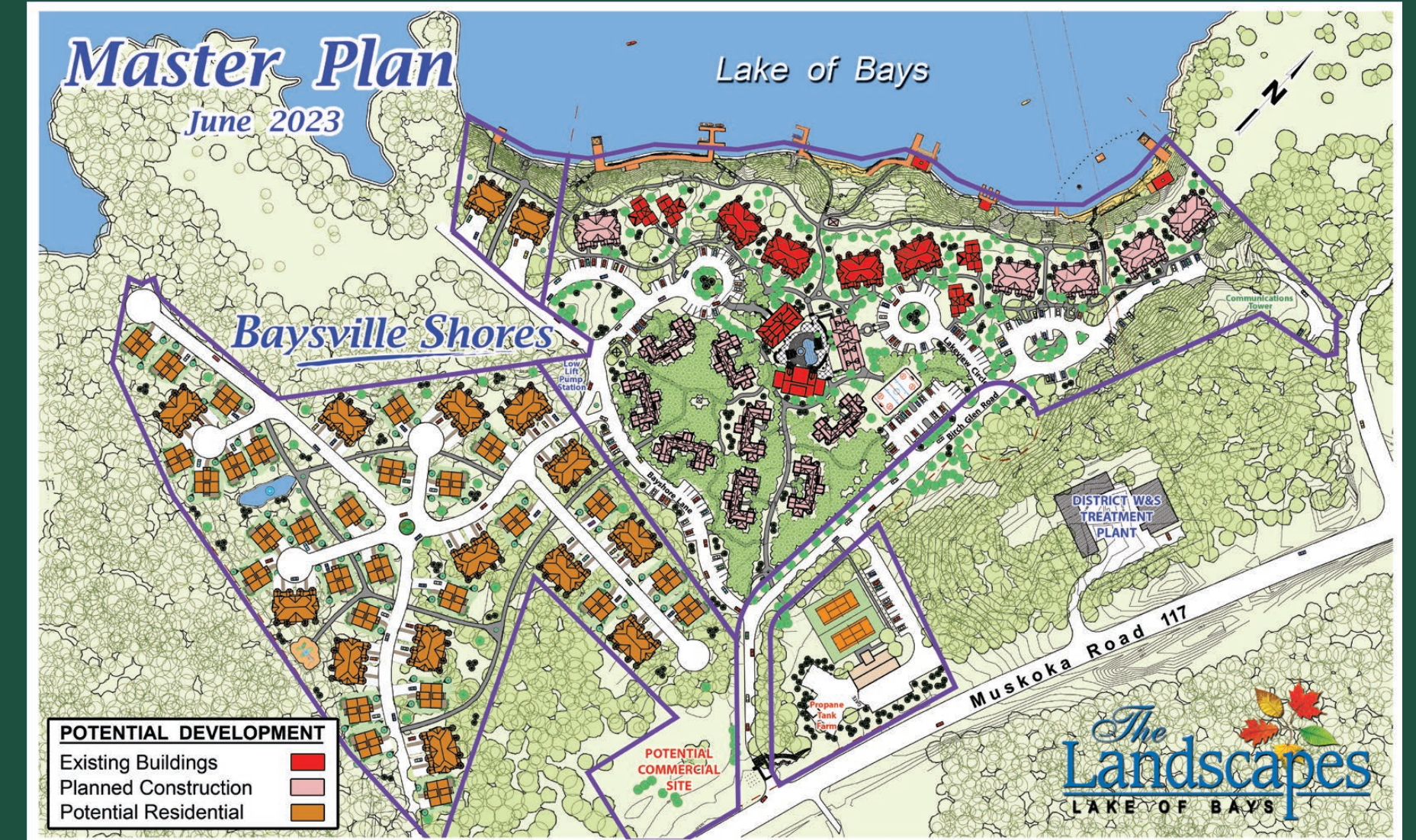
- 20.5 acres of waterfront property
- Currently operates as a Private Residence Club with fractional ownership of approximately 170 members. Future expansion and development provides flexible ownership opportunities
- 20 existing residences (200 - 5 week Intervals)
- Current zoning and development permit allows for an additional 44 residences
- Members own an undivided share of the land and units including amenities such as the boathouse, beach cabana, docks, boardwalks, gazebos, watercraft, clubhouse, spa & fitness centre, hot tub, swimming pool, tennis/sports court, and maintenance building
- Affiliated with The Registry Collection (affiliate of Resorts Condominiums International "RCI")

Baysville Shores

- 14.4 acres with an additional 1.1 acre waterfront lot
- Draft Master Plan completed in June 2023 inclusive of:
 - 44 units within The Landscapes lands
 - 80 medium density residences within Baysville Shores lands
 - 124 new residences planned in total
- R1 Zoning on the 1.1 acre waterfront lot with expected density of 4-6 residences or a lakeside pavilion

INVESTMENT HIGHLIGHTS

- Located on Lake of Bays only 2 hours north of Toronto and 25 minutes from the Muskoka Airport
- Existing amenities include a Boathouse, Beach Cabana, Clubhouse, Recreation Complex and Presentation Centre
- Mixed-use development opportunities are available with associated municipal infrastructure already in place
- Significant potential for revenue growth through further development
- Additional revenue generation opportunities from management of the resort and company-owned Intervals





Baysville Shores

For more information, to discuss alternative development opportunities, or to arrange a tour of these outstanding properties, contact Maggie Tomlinson or Dave Smith.

The logo for 'CHESTNUT PARK REAL ESTATE LTD. BROKERAGE' features a small white leaf icon above the words 'CHESTNUT PARK' in a large, white, serif font. Below this, 'REAL ESTATE LTD. BROKERAGE' is written in a smaller, white, sans-serif font.

CHESTNUT PARK

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