

# \$1,499,000 - LOT 52 SILVER BIRCH Drive

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## Listing ID: 40251714

**\$1,499,000**

, 0.57 acres

Vacant Land

LOT 52 SILVER BIRCH Drive, Tiny Twp,  
Ontario, L9M0M5

Here is your chance to own a beautiful 105 ft waterfront lot with western exposure on Georgian Bay's Thunder Beach. You will enjoy fabulous views of Beckwith Island, Christian Island and Marks Point. The sunsets are fantastic and to the north the views are endless across the open water. The waterfront is well protected with stone break-walls that form a calm harbour. The beach area has a combination of large boulders and sand. A large point that goes out from the property provides additional useable space and area to enjoy the water. The lot has a gradual grade from the road to the water with no steep inclines with a great location to build your dream home. There is plenty of room to add a garage as well. This property is located in an area of fine homes and estates and is one of the most sought after locations on Georgian Bay. Enjoy endless boating and fishing. Just a short drive to Town for shopping, Restaurants, Golf and Hospitals. Close to Awenda Park, walking trails and OFSC Snowmobile Trails. Only 1.5 hours north of the GTA. Lot levees and development fees are the Buyers responsibility. (id:37775)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)