

## Listing ID: 40364121

**\$2,499,000**

, 32 acres

Vacant Land

194 CLARKES Lane, Utterson, Ontario,  
P0B1M0

Prime Muskoka residential development located between Huntsville and Bracebridge. Minutes to Highway 11, a great location for retirees or families needing to commute between Huntsville and Bracebridge. The property includes 19 approved residential building lots. The lots are well treed offering a private rural setting with the convenience of easy highway access. The village of Port Sydney is located on the opposite side of Highway 11 and includes a public grade school, grocery store, and gas station. Port Sydney is also located on Mary Lake which offers boating access to three lakes in Huntsville and offers a beautiful public beach. Lakeland high-speed fibre internet is available. The roadway is constructed to a condominium road standard. Lots are fully approved and in the final stages of registration. Lot size range between 1 – 4 acres. Muskoka has become one of the most popular areas in Ontario for retirees and families that are able to work remotely. Lots still to be assessed by MPAC. If you are a developer and/or builder looking for a great project this development should be at the top of your list! (id:37775)

# \$2,499,000 - 194 CLARKES Lane

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Listing Office:Sutton Group Muskoka Realty Inc., Brokerage, Huntsville