

VACANT LAND · MUSKOKA, ONTARIO · PIN 48043-1021

Your *Muskoka* Dream Awaits

~15 ACRES · TREED & PRIVATE · HIGHWAY 11 ACCESS

~15

ACRES

4

SEASON
USE

Highway
11

DIRECT ACCESS

1,600+

LAKES NEARBY

THE PROPERTY

A rare canvas in the *heart of cottage country*

Build your Muskoka dream home on this approximately 15 acre treed vacant lot, nestled in the heart of Ontario's most beloved cottage country. The land is serene, naturally wooded, and richly private, a true blank slate in one of Canada's most iconic landscapes.

Positioned seconds from Highway 11, this property offers the rare combination of seclusion and connectivity. Access to the town, Muskoka's legendary lakes, and every amenity the region has to offer is immediate, yet once you step onto your land, the rest of the world disappears beneath a canopy of Canadian forest.

"Muskoka has long been the retreat of choice for those who value nature, community, and quality of life, and properties like this, treed, private, and highway-connected, are increasingly rare."

Whether you envision a year round principal residence, a generational cottage retreat, or a seasonal sanctuary, this lot accommodates every aspiration. Muskoka's distinct four seasons bring a changing gallery of natural beauty year round.

Why this land *stands apart*



~15 Acres of Mature Forest

A generous parcel of naturally treed land providing exceptional privacy, wildlife habitat, and quintessential Muskoka woodland character.



Seconds from Highway 11

Direct, year round highway access to Huntsville, Bracebridge, and the full corridor of Muskoka towns without sacrificing serenity.



Build to Your Vision

A blank canvas for your dream build, luxury chalet, four season cottage, or a custom family compound for generations of memories.



Lakes at Your Doorstep

Over 1,600 named lakes, including Lake of Bays, Lake Muskoka, and Peninsula Lake, moments away for boating, fishing, and swimming.



True Natural Privacy

Surrounded by the Muskoka landscape, where deer, loons, and the sounds of the forest are your everyday companions.



Four Season Destination

Arrowhead Provincial Park's ski trails and ice skating are minutes away. Muskoka rewards those who love every season.

THE REGION

Muskoka: *Canada's* cottage country

Muskoka District is Ontario's premier four season retreat, ancient Canadian Shield granite, pristine lakes, boreal forest, and a community welcoming families for over 150 years. Approximately 2 hours north of Toronto, Muskoka draws seasonal cottagers and full-time residents alike.

The nearest hub, **Huntsville**, is a thriving town of approximately 21,000 with a vibrant main street, acclaimed dining, boutique shopping, and full municipal services.

NEARBY DESTINATIONS

DESTINATION	TIME
Huntsville Downtown	approximately 10 min
Arrowhead Provincial Park	approximately 15 min
Lake of Bays	approximately 20 min
Bracebridge	approximately 35 min
Algonquin Park East Gate	approximately 45 min
Port Carling / Lake Muskoka	approximately 50 min
Toronto	approximately 2 hrs

Everything you need, *exactly* when you want it

Muskoka is not just a landscape, it is a community. The region balances deep respect for its natural environment with a rich calendar of arts, cuisine, and recreation year round.

— **Huntsville Main Street** , boutiques, galleries, bookshops, and year round events anchored by the Festival of the Arts

— **Algonquin Provincial Park** , rated 4.8/5 by thousands; one of Ontario's most celebrated wilderness parks, 45 min east

— **Arrowhead Provincial Park** , world class cross country skiing, ice skating, summer paddling; rated 4.7/5, 15 min away

— **Dining scene** , The Mill on Main's wood fired cuisine; Portuguese House rated 4.8/5 by 550+ visitors

— **1,600+ lakes** , boating, swimming, fishing, and waterfront dining at every turn

— **Golf** , Deerhurst Resort's Highland and Lakeside championship courses nearby

— **Healthcare** , Huntsville District Memorial Hospital provides full regional medical services

— **Schools** , Trillium Lakelands District School Board serves the region with elementary and secondary options

— **Muskoka Arts & Crafts** , thriving community of artisans, galleries, and studios year round

— **Real estate value** , Muskoka land values have consistently strengthened as remote capable buyers relocate from the GTA

A property that rewards *every season*

Unlike many rural parcels that sit dormant off season, Muskoka's four seasons each bring their own character. Your investment rewards you 365 days a year.



Spring

Ice off celebrations, wildflower bloom, black bear sightings, and the reopening of Muskoka's beloved waterways.



Summer

Warm lake days, boat launches, dock life, farmers' markets, and Huntsville's summer festival calendar.



Autumn

Muskoka's world famous fall colour display, a riot of red, amber, and gold across the Canadian Shield.



Winter

Arrowhead's groomed ski and skate trails, frozen lake adventures, and peaceful Muskoka winter mornings.

The Community *Around You*

SOURCES: TOWN OF GRAVENHURST · STATISTICS CANADA · DESTINATION ONTARIO · HOODQ · MCSWEENEY & ASSOCIATES

11,083 POPULATION · STATISTICS CANADA 2021	54 MEDIAN AGE	\$99.2k AVG. INCOME · STATISTICS CANADA 2021	~8 min TO GRAVENHURST CORE	~90 min TORONTO BY CAR
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LOCATION OVERVIEW · GRAVENHURST, GATEWAY TO MUSKOKA

Gravenhurst, the *gateway* to it all

This property sits within Gravenhurst, the "Gateway to Muskoka", the southernmost and most accessible entry point into Ontario's famed cottage country. Highway 11 access is direct, making the area commutable to Barrie (~45 min) or Greater Toronto (~90 min). All key safety facilities are within 21 km, confirmed by HoodQ address report.

 Healthcare Within 21 km South Muskoka Memorial Hospital, full emergency, surgical, and diagnostic services at 75 Ann St, Gravenhurst.	 Fire & Police Services Municipal Fire at 7305 County Rd 169; OPP Gravenhurst Detachment at 690 Cedar Ln, both within 21 km.	 Good Local Schools Gravenhurst PS, K.P. Manson PS (PK–8), and Gravenhurst HS (9–12) with school bus service from the rural corridor.
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A strong, *growing* community

Gravenhurst has 11,083 permanent residents across 4,605 households. The average individual income of \$99,200 exceeds the rural Ontario average, driven by professionals, retirees, and a growing cohort of remote workers. A 2024 Community Analysis projects continued population growth through 2032, underpinned by GTA lifestyle migration.

Metric	Gravenhurst	Context
Population	11,083	Statistics Canada, 2021 Census
Median Age	54 years	Statistics Canada, 2021 Census
Average Individual Income	\$99,200	Above rural Ontario average
Total Households	4,605	Average 2.2 persons / household
Distance to Barrie	approximately 45 min	Nearest large urban centre
Distance to Toronto	approximately 90 min (Highway 11)	Popular GTA relocation destination

Four seasons of *extraordinary* recreation

The Gravenhurst area delivers one of Ontario's richest recreational menus. Gull Lake Rotary Park hosts the legendary Music on the Barge concert series, the largest outdoor concerts north of Toronto. The Torrance Barrens Dark Sky Reserve, the world's first permanently designated dark sky preserve, offers unobstructed Milky Way viewing minutes away.



Torrance Barrens Dark Sky Reserve

World's first permanently designated dark sky preserve, unobstructed Milky Way views minutes from your door.



Gravenhurst Opera House

Est. 1901, live theatre, music, and comedy year round. One of Ontario's most historic performing arts venues.



RMS Segwun Steamship

Historic steamship cruising Lake Muskoka since 1887, departing from the Muskoka Wharf in Gravenhurst.



Taboo Golf Course

18 hole championship course consistently rated in Canada's top 100, a short drive away.



Music on the Barge

Gull Lake Rotary Park's famed outdoor concert series, the largest north of Toronto, running all summer.



Arts, Murals & Culture

14 historic murals downtown, The Tree Museum outdoor art park, Tall Pines Music & Arts Festival year round.

A municipality *investing* in its future

The Community Improvement Plan has delivered over \$700,000 in grants, leveraging nearly \$11 million in private local investment *(Town of Gravenhurst, CIP Annual Report 2024)*. New development charges effective January 2025 fund roads, drainage, and parks *(Town of Gravenhurst, Development Charges By-law 2024)*. A Trails Committee was established in September 2024 and the Gravenhurst Opera House is receiving a new marquee *(Town of Gravenhurst Council Minutes, 2024)*.



\$11M+ Private Investment

CIP grants of over \$700,000 have attracted nearly \$11 million in local private investment, transforming the town core. *(Town of Gravenhurst, CIP Annual Report 2024)*



New Trail Network

Dedicated Trails Committee established September 2024, actively expanding Gravenhurst's recreational trail network. *(Town of Gravenhurst Council Minutes, September 2024)*



Responsible STR Licensing

Short-term rental licensing in effect since 2023, ensuring responsible management of the cottage rental market.

Strengths & *considerations*

STRENGTHS

- Exceptional natural setting with immediate access to Muskoka's lakes and trails
- Year round paved road access, usable all four seasons
- Only 90 minutes from the GTA, ideal for commuters or lifestyle migrants
- Rich recreation: fishing, boating, hiking, golf, cycling, skiing
- All emergency services within 21 km, hospital, fire, police
- Active municipal government investing in trails, arts, and infrastructure
- Strong strong long term real estate value in a sought after region
- Remote-work culture supports full-time rural living
- World class cultural assets: Opera House, dark sky reserve, steamship, festivals

CONSIDERATIONS

- Car is essential, low walkability; no walkable retail on rural roads
- Rural utility infrastructure may require well, septic, and generator planning
- Winter road conditions require a capable, winter ready vehicle
- Seasonal population fluctuations affect community dynamics
- Limited public transit beyond Ontario Northland bus to Gravenhurst town
- Tourist season (June–Sept) increases traffic on the Highway 11 corridor

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VACANT LAND · NO MUNICIPAL ADDRESS ASSIGNED · YEAR ROUND OR SEASONAL USE · ~15 ACRES

Neighbourhood report prepared March 2026 for informational purposes using publicly available data. Sources: Town of Gravenhurst (gravenhurst.ca), Statistics Canada, HoodQ Address Report, Destination Ontario, McSweeney & Associates Community Analysis 2024. This does not constitute financial, legal, or real estate advice. Independently verify all information before making any investment decision.