



Price: \$899,900	MLS® #: 480640146
Status: Active	
Address: 24654 HIGHWAY 35	
City: LAKE OF BAYS, P0A 1E0	
Side of Road: North	
PKA: FITZELL	
Elem Schl:	
Sec. School:	
Lot Dimension/Acreage: 4425 X IRREG (181 ACRES)	Major Area: MH
Zoning Source: Municipality	District: LB
S.R.A: Part-Owned	Sub-Dist: FRANK
Road Access: Yes	Zoning: WR / RU
Possession: IMMED	

FITZELL LAKE

Water Frontage: **4425.00** Exposure: **Multi**

Public Info. Private Lake! Are you looking for a private Muskoka getaway? How about 181 acres surrounding Fitzell Lake – the only private shoreline on the lake other than Crown land. To add to the privacy 3 sides of the 181 acres are bordered by Crown land. All this including easy access to the lake and cabin and close to amenities. The lake offers depths up to 38 feet; it is spring fed and offers good fishing. The land offers a mixed terrain including high ridges along with a pristine hardwood bush. Beside the lake there is a cabin including a screened in room overlooking the lake - ready for your enjoyment. Enjoy this property as it is or build your new home or getaway! Great privacy! Great location!

Directions Hwy 35 south of Dwight

Type: VL: Recreational	Waterfront Features: Dock, Water Frontage, Waterfront (Deeded)	Driveway: Gravel
Land Use: Recreational, Residential, Wood Lot/Timber	Shoreline: Mixed	Site Influences: Lake/River/Pond, Treed, View
Sale/lease: For Sale Only	Water: Pond/Lake/River	
Title to Land: Freehold	Sewer: Other, None	
Property Size: Over 100 Acres	Utilities/Services: Cell Service	
Land Features: Hardwood Bush, Hilltop, Wooded/Treed	Soil Type: Rocky, Sandy	
Access: Year Round Municipal Road	Documents: Aerial Photos , Topographical Plan	

Easements/Restrictions: **Other**

Inclusions As viewed
Exclusions none

Yr.Built:	Sign: No	Waterfront: Yes Body of Water Type: LAKE
	SPIS: No	
	Survey: No	

Workable Acres: **0** Treed Acres: **181** Fenced Acres: **0**
 Pasture Acres: **0** Waste/Other Acres: **0** Tiled Acres: **0181**

of Outbuildings 1

Full Assessed Value: **\$327000** Phased Assessment: **246000 (2017)**
 Taxes: **\$1628 (2017)** Improvement / Capital Chgs:

Listing Office: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107**

Company Name: **SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, HUNTSVILLE -M107, INDEPENDENTLY OWNED AND OPERATED: 705-788-1200**



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