

Residential Development Opportunity

# The Landscapes – *Lake of Bays* and *Baysville Shores*

Waterfront residential and development opportunity totalling 36 acres in the scenic Muskoka Region of Ontario

Baysville, District of Muskoka, Ontario, Canada

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*Baysville Shores*

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# A scenic waterfront development in the heart of magical **Muskoka**

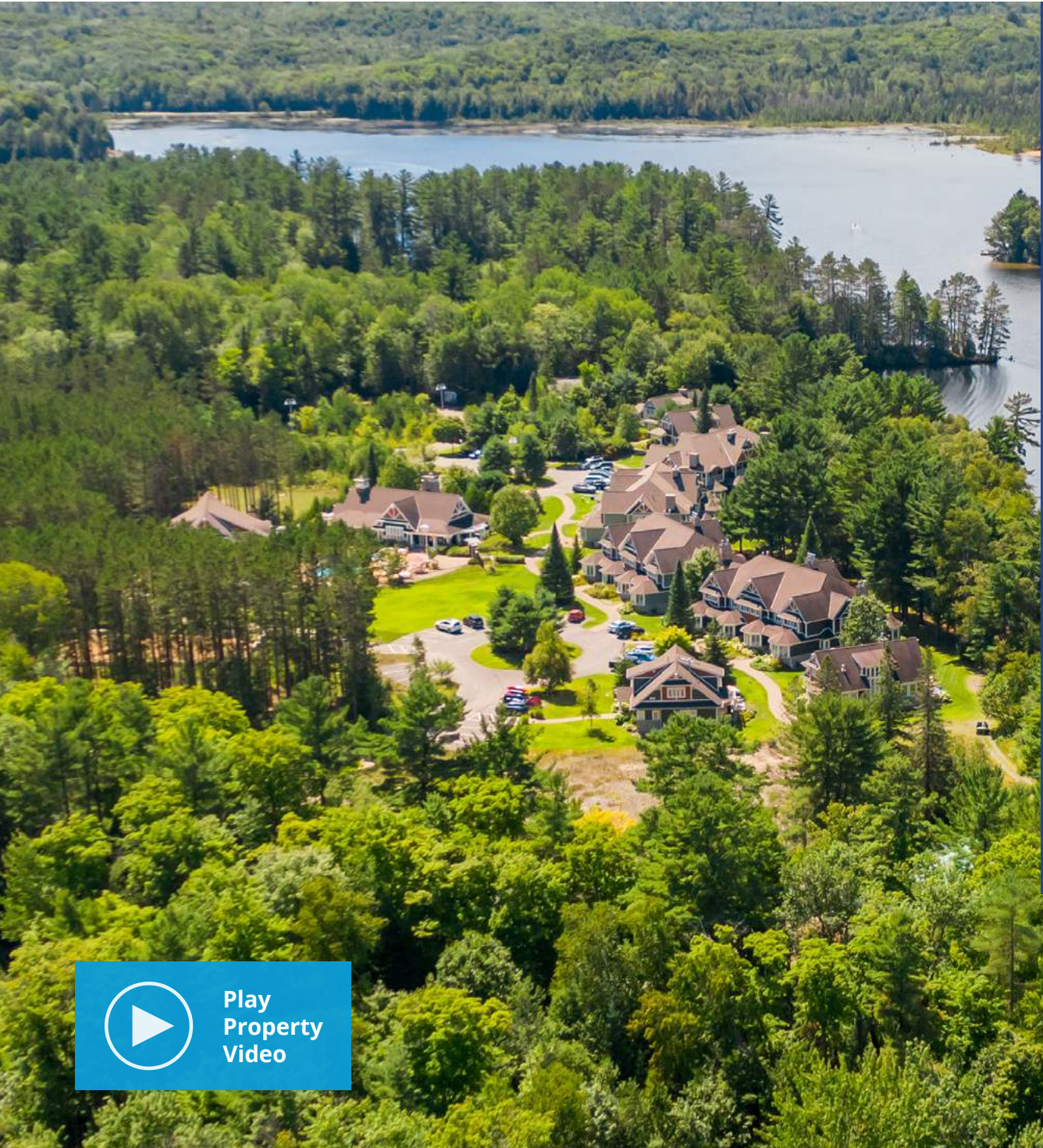
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Colliers is pleased to offer for sale an investment opportunity totalling 36 acres in the coveted Muskoka Region of Ontario.

**The Landscapes** – *Lake of Bays* is an iconic waterfront property (20 acres) on the shores of beautiful Lake of Bays located 2 hours north of Toronto. This scenic, all-season fractional ownership resort offers luxurious cottages and villas, on-site amenities, and significant potential for revenue growth through further development. **Baysville Shores** is a planned wooded development property (16 acres) immediately adjacent to The Landscapes that is ripe for substantial residential growth. Both properties are adjacent to a state-of-the-art Water & Sewage Treatment Plant that is presently operating at 25% capacity.

The Township of Lake of Bays is an outdoor enthusiasts' retreat nestled in northeastern Muskoka, adjacent to world-renowned Algonquin Park. The Township is home to Lake of Bays, one of the largest lakes in Muskoka, attracting visitors from around the world. The Township boasts picturesque landscapes, over 100 pristine lakes, unique cottage resorts, distinct cultural attractions, and outdoor activities for every season.





# Investment Highlights



Located just 2 hours north of Toronto in the scenic Muskoka region



Easily accessible, just 25 minutes from Muskoka Airport via Hwy 117



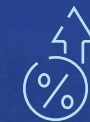
Unique fully-serviced property with capacity to support significant future expansion



Significant development opportunities with future planned phases



Surrounded by breathtaking golf courses and other outdoor activities



Revenue generation opportunities with resort management and company-owned Intervals



Ideally located in world-famous Muskoka on the shores of Lake of Bays



A wide array of resort amenities including a presentation/welcome centre, boathouse, clubhouse, spa and fitness centre



Fully-serviced property, providing upside potential with additional residential and commercial development



Play Property Video

# History and Overview

## The Landscapes – Lake of Bays provides a rich offering and history.

Originally operated as Birch Haven Resort, dating from the 1950s, the subject property was acquired by the current owners and re-envisioned as **The Landscapes – Lake of Bays**, a Private Residence Club, in the mid-2000s. The first phase of The Landscapes consisted of two cottages and two four-plex villa units that were marketed and sold as fractional ownership Intervals (5 weeks). Subsequent phases of The Landscapes development included additional residential units as well as resort amenities such as the Recreation Complex (with outdoor pool, hot tub and fireplace), boat docks, an extensive boardwalk, a two storey boathouse with lounge and fireplace, a beach cabana, a tennis/sports court, a volleyball court/skating rink, a temporary fitness centre and a maintenance building.

**The Landscapes** and amenity portions of the property are situated on approximately 20 acres of land and have been built out to approximately 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.

The majority of the fractional Intervals within The Landscapes have been sold by the developers over the past 15 years. Included in this offering are 12 fractional Intervals of remaining inventory in Phase 2 of The Landscapes development.

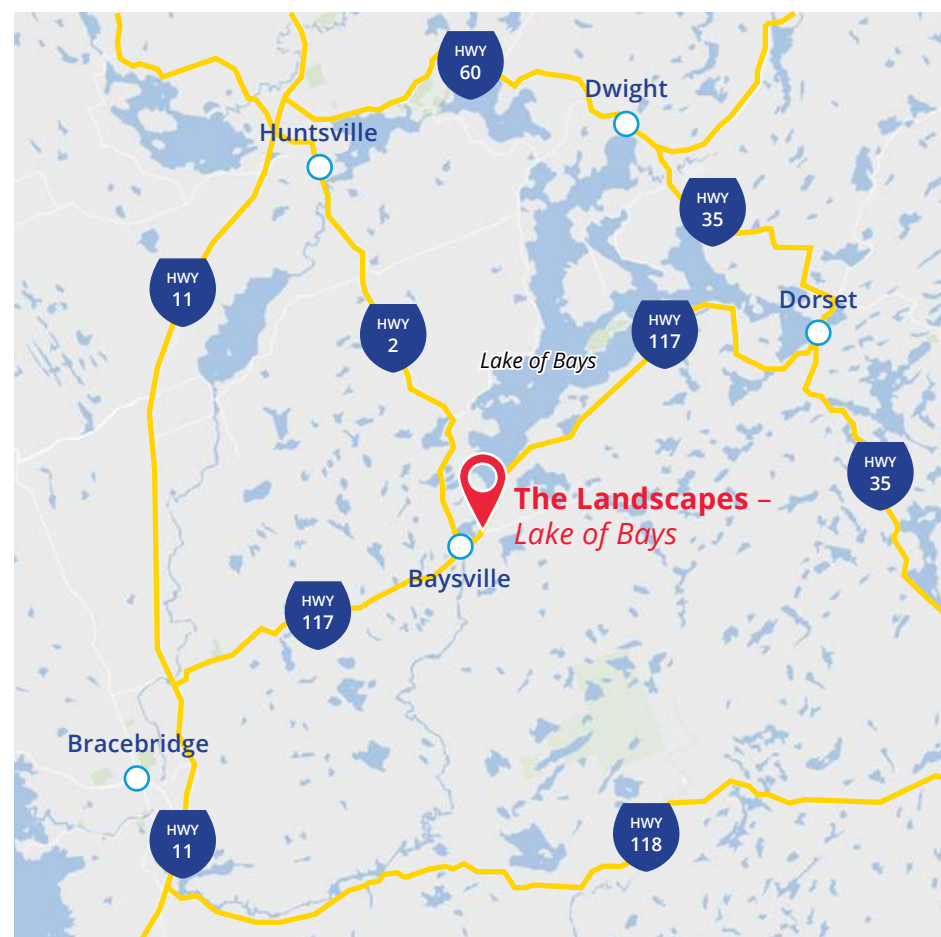
The other component of this offering is the **Baysville Shores** property consisting of approximately 16 acres immediately adjacent to The Landscapes. The Baysville Shores lands are in separate ownership and envisioned to accommodate 80 residential “woodland” units that could ultimately have access to the resort amenities at The Landscapes. The District water and sewage treatment plant was built on lands donated by The Landscapes’ developers and has excess capacity to support extensive further development.



# Location

**The Landscapes - Lake of Bays** is located at the southern end of the well-known and scenic Lake of Bays, one of the largest lakes in Muskoka.

Just two hours north of Toronto and a 25-minute drive from the Muskoka airport, the property is easily accessible. The charming Village of Baysville is within walking distance and the towns of Bracebridge, Huntsville and Dorset are just 25 minutes away by car and offer plenty of entertainment, restaurant and boutique shopping options. Algonquin Park lies to the northeast along with a multitude of hiking and biking trails.



# Location

Known for offering the finest cottage experience, Muskoka has been one of the most popular destinations for year-round vacations.

The area is filled with a multitude of activities, from arts and culture, nature, shopping, dining as well as an array of sports and leisure offering something for everyone. From a number of golf courses, parks and hiking trails in the summer to snowmobiling, cross country skiing and ice fishing in the winter, visitors have a variety of activities to choose from each season of the year. An ideal destination for relaxing away from the city.

The property offers a wide range of best-in-class waterfront features including a boathouse with second storey lounge and sundeck, extensive docking facilities and boardwalk, multiple beach areas and walking trails throughout.



# Location

## Economic Impact of Tourism

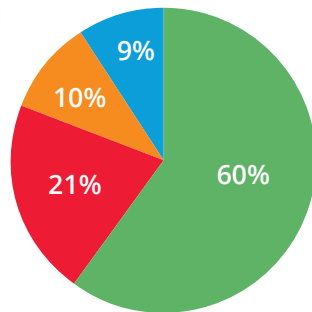
Because Muskoka is internationally recognized as a top tourist destination, it isn't surprising that tourism has a significant impact on the economy.

### Tourists spend \$500+ Million annually in Muskoka



### Muskoka is a four-season destination. This is when tourists visit:

- Summer 60%
- Spring 21%
- Fall 10%
- Winter 9%



### Muskoka welcomes 3.2+ Million person visits annually



\*Source: Ministry of Tourism, Culture and Sport, Muskoka District, 2018



# Salient Facts

36 total acres

1,360 feet of waterfront

3 distinct legal ownership entities

Existing residences and amenities in place at **The Landscapes - Lake of Bays**

124 additional residences planned for The Landscapes and Baysville Shores

Serviced by an adjacent water & sewage treatment plant

- Currently operating at approximately 25% of its original design capacity

Site has level topography and is located on a sand/gravel deposit making site servicing and development much easier than other potential sites

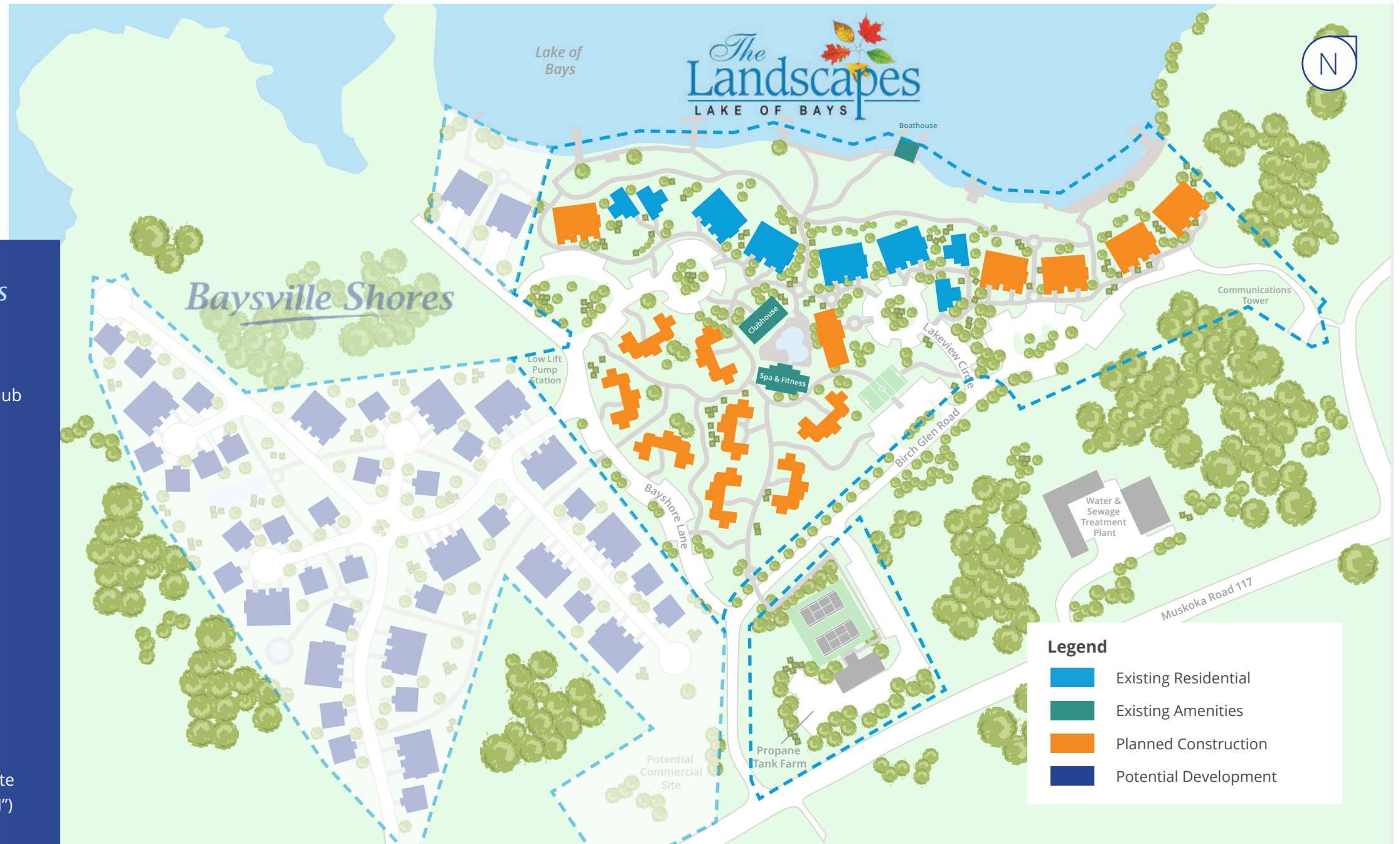
Extensive amenities including a clubhouse, boathouse, beach cabana, spa and fitness centre and presentation/welcome centre



# Site Plan

## The Landscapes – Lake of Bays

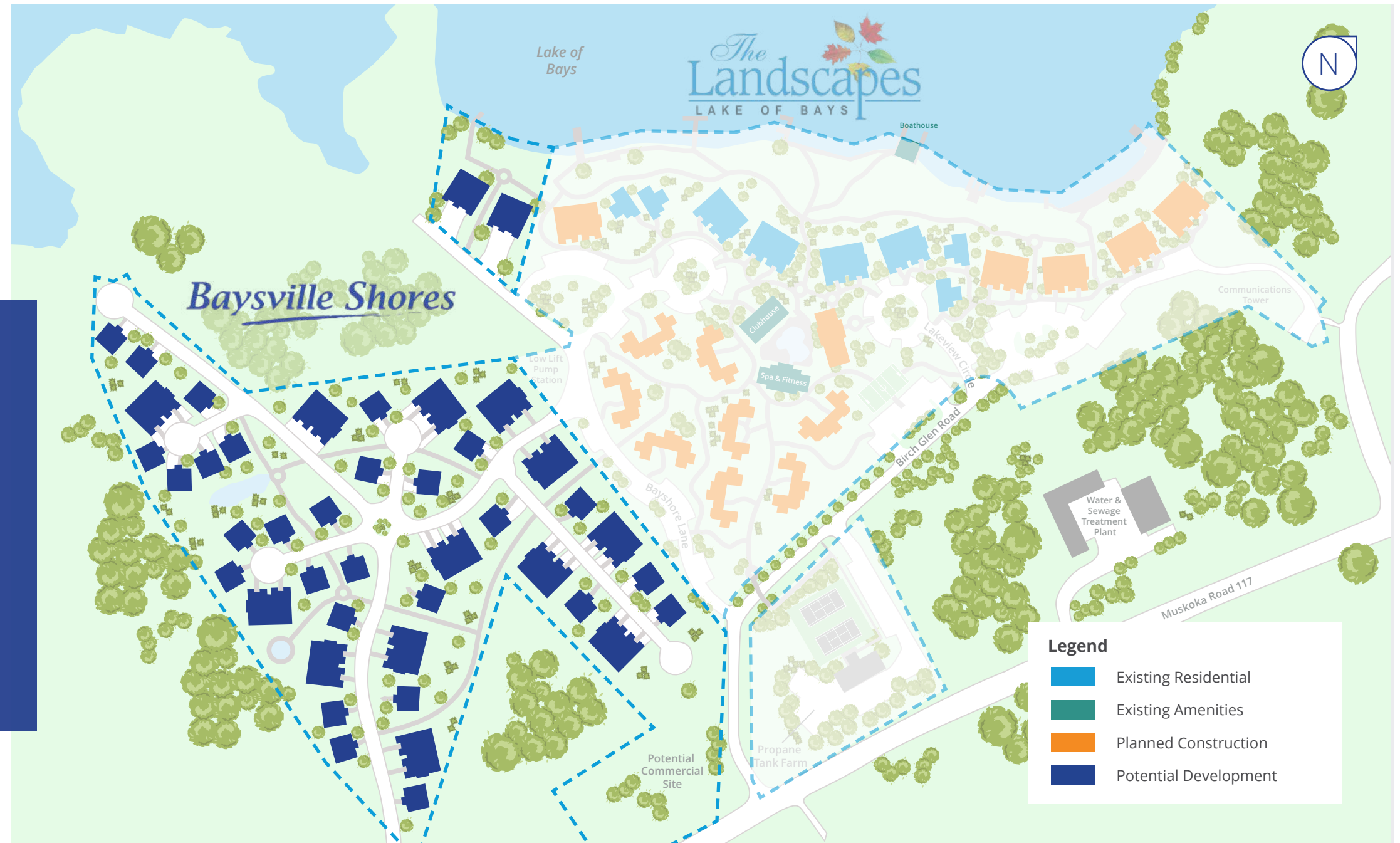
- 20.5 acres
- Currently operates as a Private Residence Club with fractional ownership of approximately 160 members. Future expansion and development provides flexible ownership opportunity
- 20 existing residences (200 Intervals)
- Current zoning and development permit allows for an additional 44 residences
- Members own an undivided share of the land and units, including amenities such as watercraft, docks, boardwalks, gazebos, tennis/sports court, clubhouse, boathouse, cabana, spa & fitness centre, hot tub, swimming pool, and maintenance building
- Affiliated with The Registry Collection (affiliate of Resorts Condominiums International “RCI”)



# Site Plan

## Baysville Shores

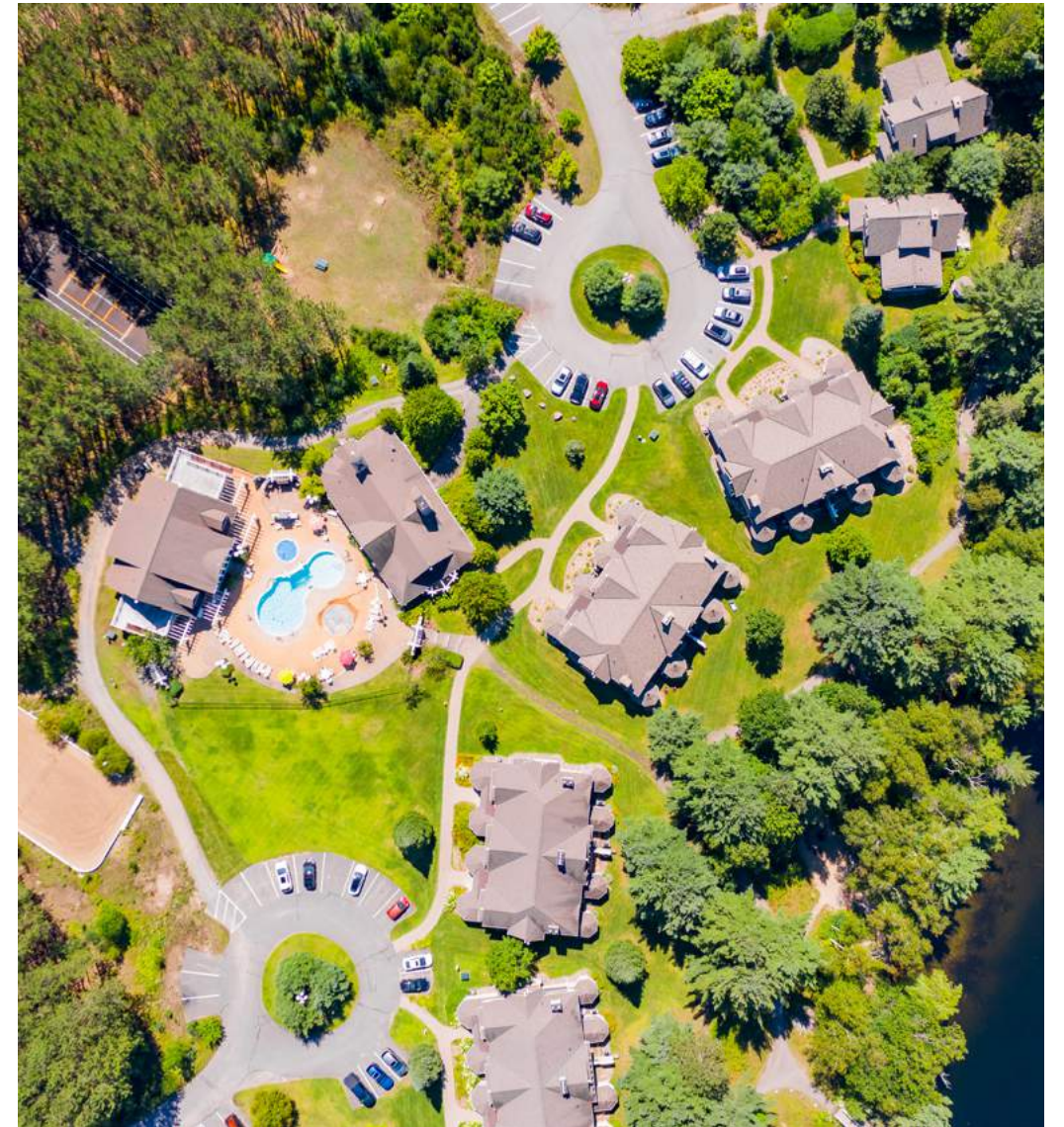
- 14.4 acres with an additional 1.1 acre waterfront lot
- Draft Master Plan completed in July 2022 inclusive of:
  - 44 units within The Landscapes lands
  - 80 medium density units within Baysville Shores lands
  - 124 new units planned in total
- R1 Zoning on the 1.1 acre lot with expected density of 4-6 residences and/or a waterfront pavilion



Baysville Shores site plan for illustrative purposes only

# Gallery

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# Gallery

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# Gallery



# NDA and Additional Information

Financial and other confidential information is available to qualified parties upon execution of a non-disclosure agreement.

## Data Room Access



Please contact the listing team for further information regarding the Non-Disclosure Agreement





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