



CUSHMAN &
WAKEFIELD

REDUCED ASKING PRICE

74

HONEY HARBOUR ROAD

PORT SEVERN, ONTARIO

FOR SALE

112 ACRES DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT LAND

EXECUTIVE SUMMARY

OFFERING AT A GLANCE

On behalf of TDB Restructuring Limited in its capacity as court-appointed receiver, Cushman & Wakefield ULC (“C&W”) is pleased to offer for sale a fully zoned and approved residential development opportunity located at 74 Honey Harbour Road, Port Severn, Ontario (the “Property” or “Site”). The proposed development consists of 377 residential units over 2 phases and includes a mix of single family detached, townhomes and low-rise multiples.

Port Severn is located 1.5 hours north of Toronto on beautiful Georgian Bay. The Site has quick access off Highway 400 (exit 156) and is just east of the prestigious Oak Bay Resorts development on the south side of Honey Harbour Road.

Address	74 Honey Harbour Road, Port Severn Ontario
Site Area	±112 acres
Status of Development	Fully Zoned and Approved for 377 units
Proposed Development (Phases 1 & 2)	110 - single family detached
	120 - townhomes
	147 - multi-res
Services	Full municipal services available at lot line of Honey Harbour Road Servicing Allocation available upon
Zoning*	R1
	RM3
	EP1
	*Subject to Exceptions
PIN	480180821





INVESTMENT HIGHLIGHTS

Desirable Waterfront Community

Located in South Muskoka, Port Severn is a popular waterfront community located on Georgian Bay just 1.5 hours north of Toronto and midway between Barrie (30min.) and Port Carling (40 min.). Orillia is a 30 minutes drive. Year-round recreational activities include boating in the extensive Trent-Severn Waterway which can be quickly accessed at Lock 45 in the warmer months as well as skiing at Mount St. Louis, Moonstone a 14 minute drive south in the winter months. The Town of Midland is 20 minutes drive to access additional key lifestyle amenities including hospital, shopping, schools and restaurants. The public elementary school is in Honey Harbour, which is an 11 minute drive from the site, with the secondary school in Gravenhurst being 50 minutes away.

Housing Market And Infrastructure

Since September 2024, there has been an increase in sales centres opening throughout the GTA and secondary markets. While the cost of housing remains high, the gradual lowering of interest rates and increased market confidence has seen positive effects on the new housing market. Water/sewer infrastructure and capacity are barriers to development for many regions in Ontario. The cost to construct the infrastructure is high and is mostly developer driven. 74 Honey Harbour Road has water and sewer connections at the lot line. Although the District of Muskoka only allocates capacity at the time of registration, it is understood that servicing capacity is not a concern for this development.

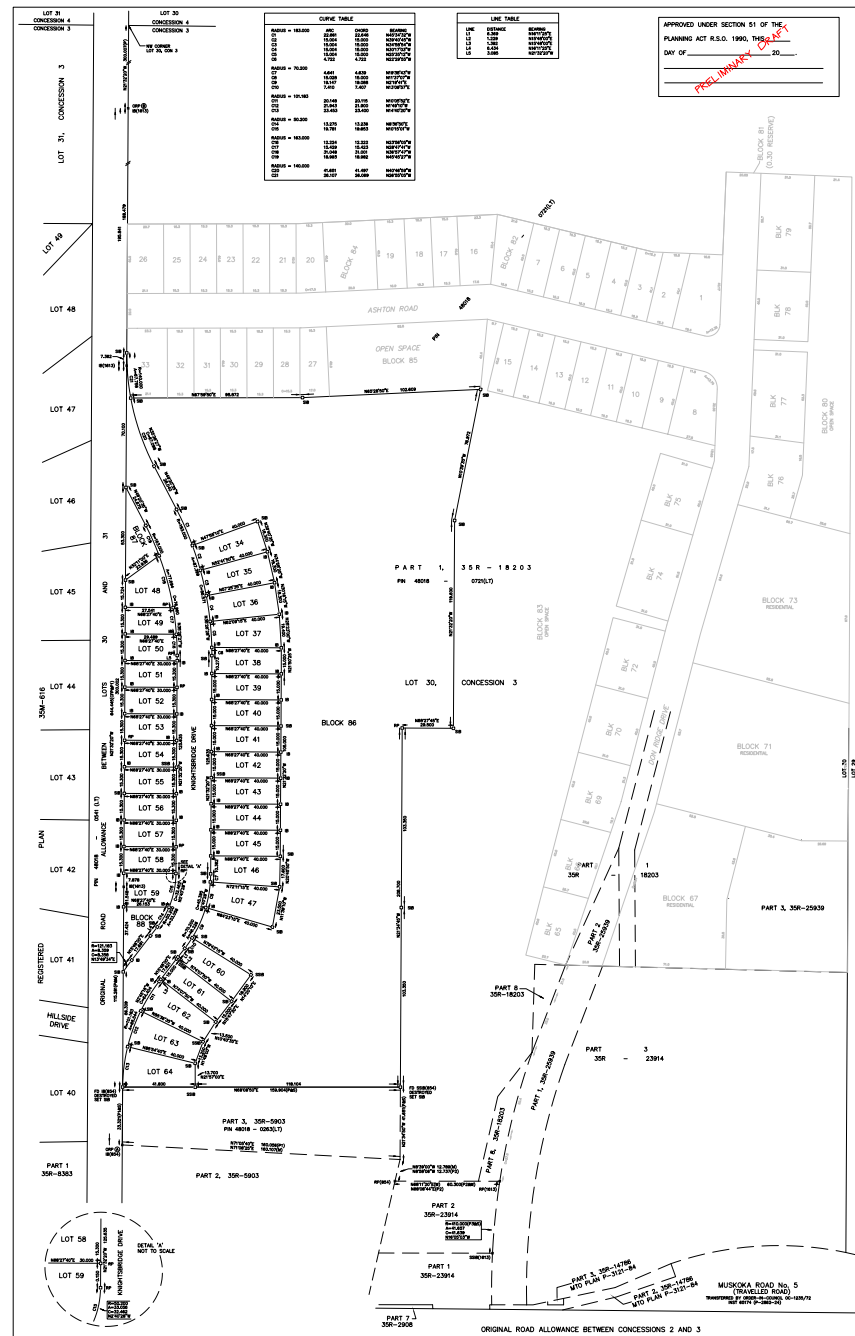
Proposed Development

The project has obtained Zoning and Draft Plan Approval (expiry April 22 2026) for the development and construction of 377 housing units in various built forms over two phases. Based on discussions with the District of Muskokato commence development for this project, the builder must register Phase 1 for the development which consists of 225 units. In order to register, the District's engineering department requires the existing Functional Servicing Report (FSR) to be submitted and reviewed by municipal staff for approval. In addition, town staff may request a servicing agreement.

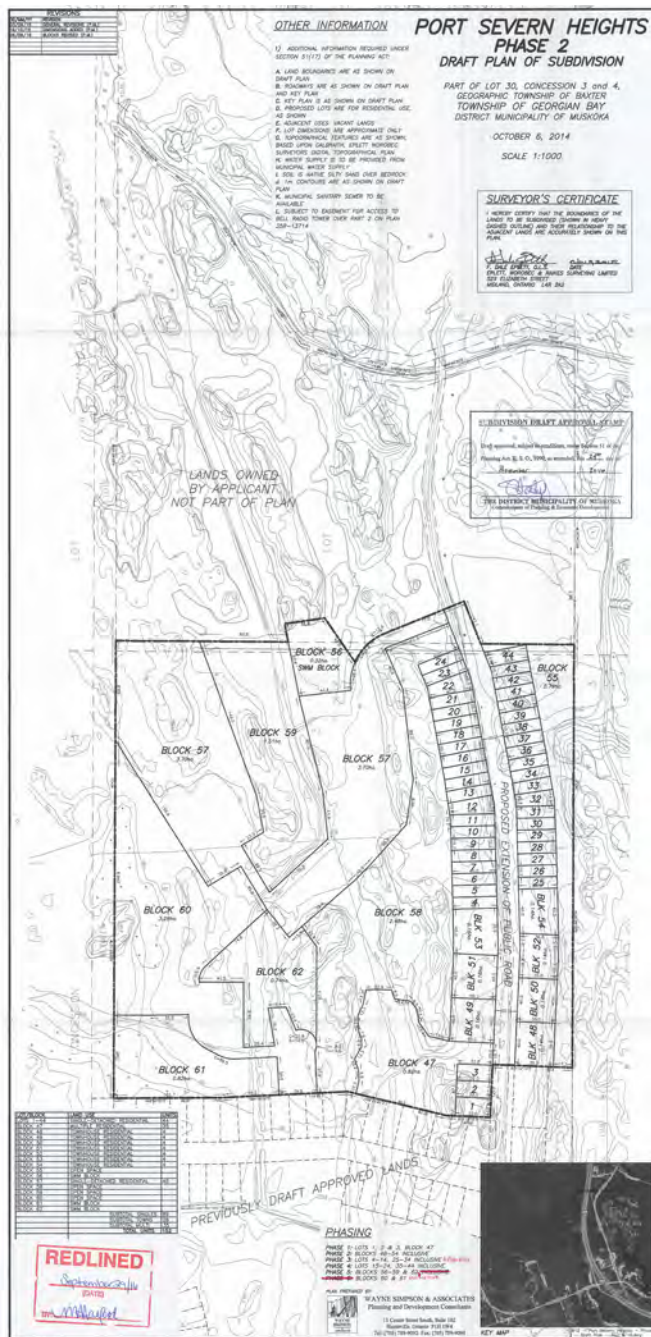
District of Muskoka staff states that although capacity is available, allocation of municipal services is granted at the time of the registering of Phase 1 and approval of the FSR.

DEVELOPMENT PLAN - SINGLES / TOWNS / MULTIPLES

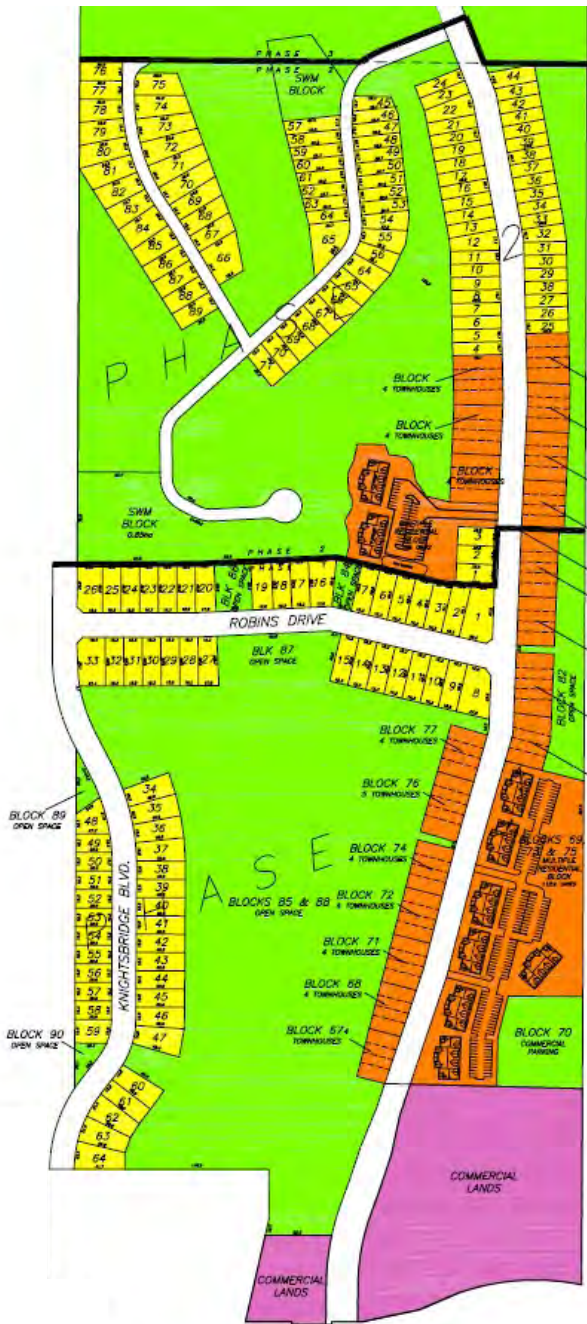
Phase I Development Plan - 225 Units



Phase II Development Plan - 152 Units

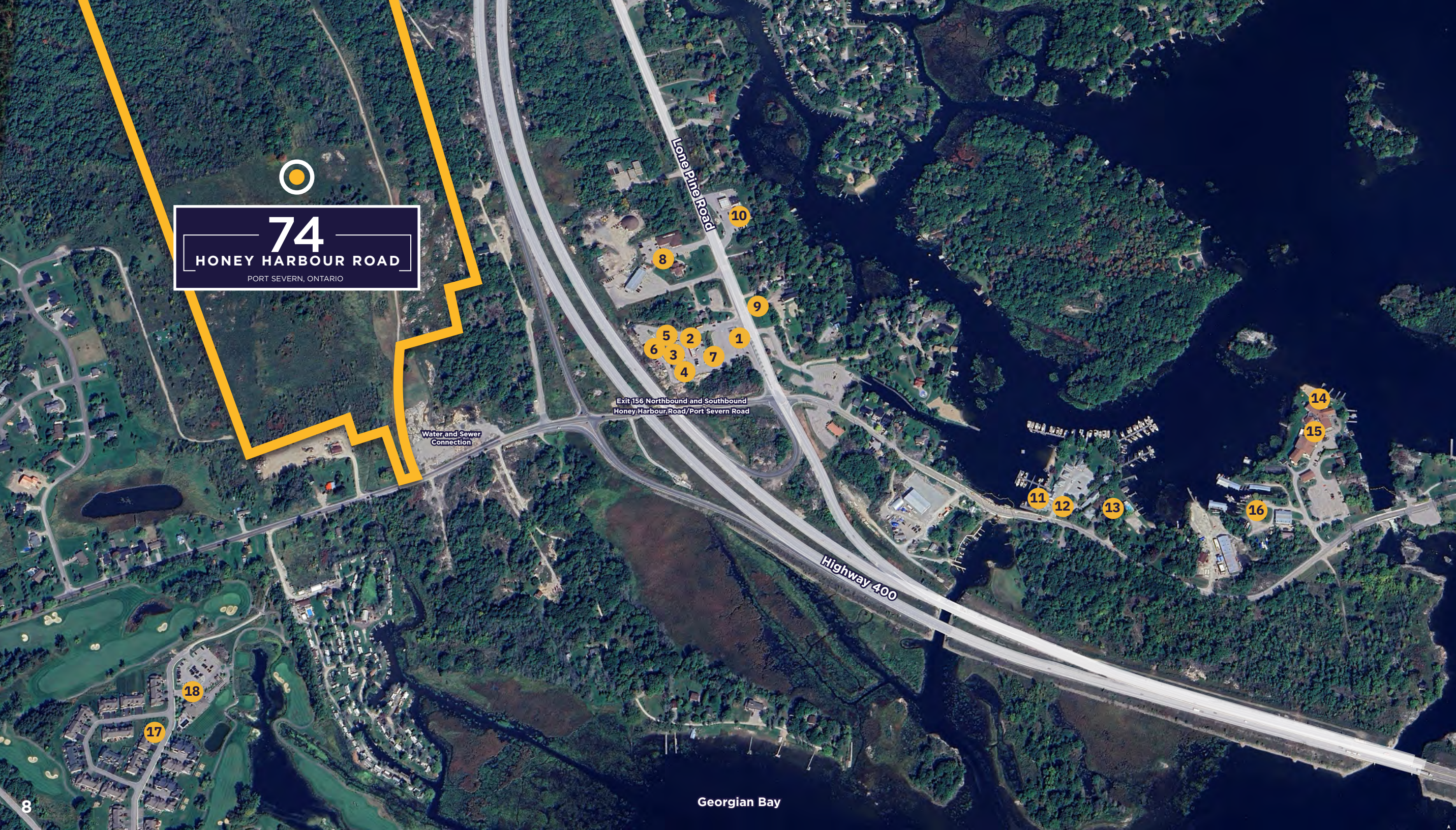


Master Plan



UNIT BREAKDOWN	
PHASE 1:	
SINGLE DETACHED LOTS	= 64
TOWNHOUSE DWELLINGS	= 47
MULTI-RES UNITS	= 112
TOTAL PHASE	= 223
PHASE 2:	
SINGLE DETACHED LOTS	= 89
TOWNHOUSE DWELLINGS	= 28
MULTI-RES UNITS	= 35
TOTAL PHASE	= 152
TOTAL DEVELOPMENT	= 375

	SINGLE DETACHED RESIDENTIAL
	MULTIPLE FAMILY RESIDENTIAL
	COMMERCIAL
	OPEN SPACE
	INSTITUTIONAL



AMENITIES

- | | |
|--------------------------------|-------------------------------------|
| 1 TESLA SUPERCHARGER | 10 EXIT 156 PORT SEVERN RESTAURANT |
| 2 PETRO-CANADA | 11 THE GALLEY |
| 3 TIM HORTONS | 12 DRIFTWOOD COVE MARINE RESORT |
| 4 PITA PIT | 13 SUNNYLEA RESORT & COTTAGES |
| 5 PIZZAVILLE | 14 CHRISTIE'S WATERFRONT RESTAURANT |
| 6 HERO CERTIFIED BURGERS | 15 CHRISTIE'S MILL INN AND SPA |
| 7 CHARGEPOINT CHARGING STATION | 16 SEVERN MARINA |
| 8 IVY CHARGING STATION | 17 OAK BAY LUXURY GETAWAY |
| 9 CABIN CAMPER CAFE | 18 OAK BAY GOLF CLUB |



SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through C&W for consideration of the Property.

The Offers to Purchase are encouraged to be submitted on the offer form provided by the Receiver and available on C&W's virtual data room. Offers will be reviewed upon receipt. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

PRICE

The Property is offered for sale at a price of \$8,400,000.

Exclusive Advisors

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