



**CUSHMAN &
WAKEFIELD**

**POWER OF SALE
VTB WILL BE CONSIDERED
CONTACT LISTING AGENTS FOR MORE INFORMATION**

Kitchen Road South

Cleared Road

KITCHEN ROAD SOUTH HUNTSVILLE, ONTARIO

FOR SALE

**175 ACRES DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT LAND
60 LOW RISE LOTS READY FOR REGISTRATION**

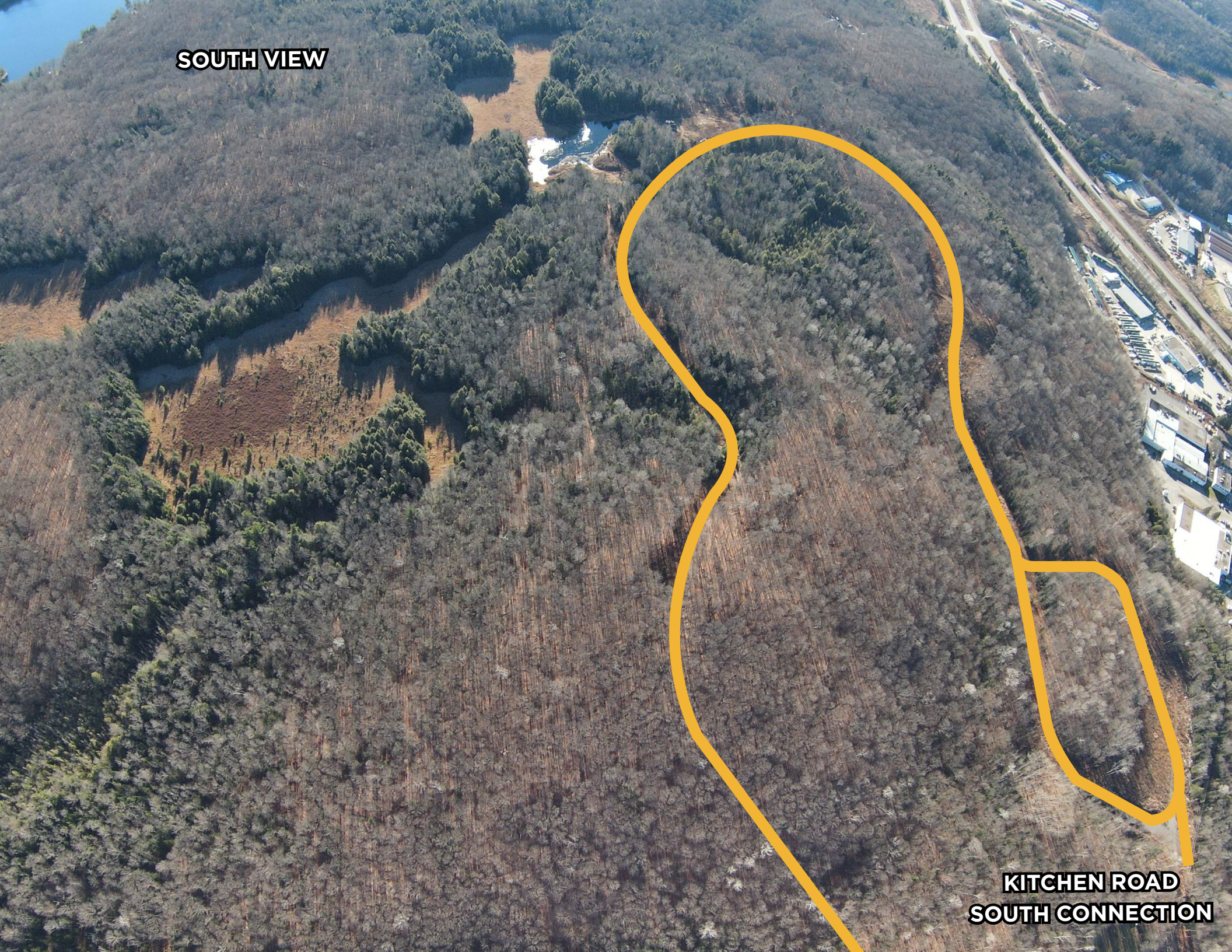
EXECUTIVE SUMMARY

OFFERING AT A GLANCE

Offered under Power of Sale, Cushman & Wakefield is pleased to offer a Draft Plan Approved residential opportunity located in the heart of Muskoka Region. Phase 1 consists of 27 single family detached and 33 townhomes that is shovel ready upon registering the site plan agreement. Phases 2-6 consist of 177 units which are zoned and approved for development.

Address	Kitchen Road South, Huntsville Ontario
Site Area	±175 acres
Status of Development	Zoned and Draft Plan Approved
Proposed Development	Phase 1 consists of 27 single family detached and 33 townhomes Phases 2-6 is comprised of an additional 177 units
PIN	584360077
Services:	Full municipal services may be accessed on the north side of the property at Kitchen Road South Full allocation of municipal services are available
Zoning	UR3 – Urban Residential 3 UR1 – Urban Residential 1 OS – Open Space C - Conservation
Official Plan	Huntsville Highlands Secondary Plan Area
Key Features	Phase 1 is shovel ready for development The future road for Phase 1 has been cleared and maintained Full amenities include schools, hospital, big box shopping and year round recreation





INVESTMENT HIGHLIGHTS

Central Muskoka Community

Muskoka, a region in Central Ontario, Canada, is a haven for nature enthusiasts and those seeking tranquility. Its landscape is a captivating mosaic of crystal-clear waters, rocky shorelines, and lush greenery. Thousands of interconnected lakes offer endless opportunities for boating, fishing, and swimming. Beyond aquatic adventures, Muskoka is a paradise for hikers, campers, and wildlife enthusiasts.

Huntsville is a popular waterfront community just 2 hours north of Toronto that serves as a central node within Muskoka region. Located on Hunters Bay between Lake Vernon and Fairy Lake, it offers many services, including the Huntsville District Memorial Hospital and large retail stores not found in nearby towns. Some of the nearby retail amenities include Home Depot, Walmart, Canadian Tire, LCBO and a variety of grocery stores including Metro and Loblaws.

Area And Housing Market

Located on Hunters Bay between Lakes Mary and Vernon, Huntsville is a waterfront town and the largest town in Muskoka Region. It has maintained a positive population growth in every census dating to 1971 with the last census showing a 6.7% population increase in 2021. Its current population is over 23,000 and is projected to increase by 6% from 2024-2029 (Sitewise, 2025).

Huntsville as with other municipalities in the Province has a need for all forms of housing. It has maintained steady growth in housing starts throughout in recent years and demand continues to grow.

A townhouse development was recently constructed on Kitchen Road South with other low rise development located adjacent to Highway 11 in the north end of the Huntsville. Multi-unit developments either constructed or approved are located along Main Street/Highway 60.

Infrastructure

Municipal water and sewer connections are located on the north side of the Property at Kitchen Road South. The District of Muskoka will allocate municipal services for future development at the time the owner registers its site plan agreement.

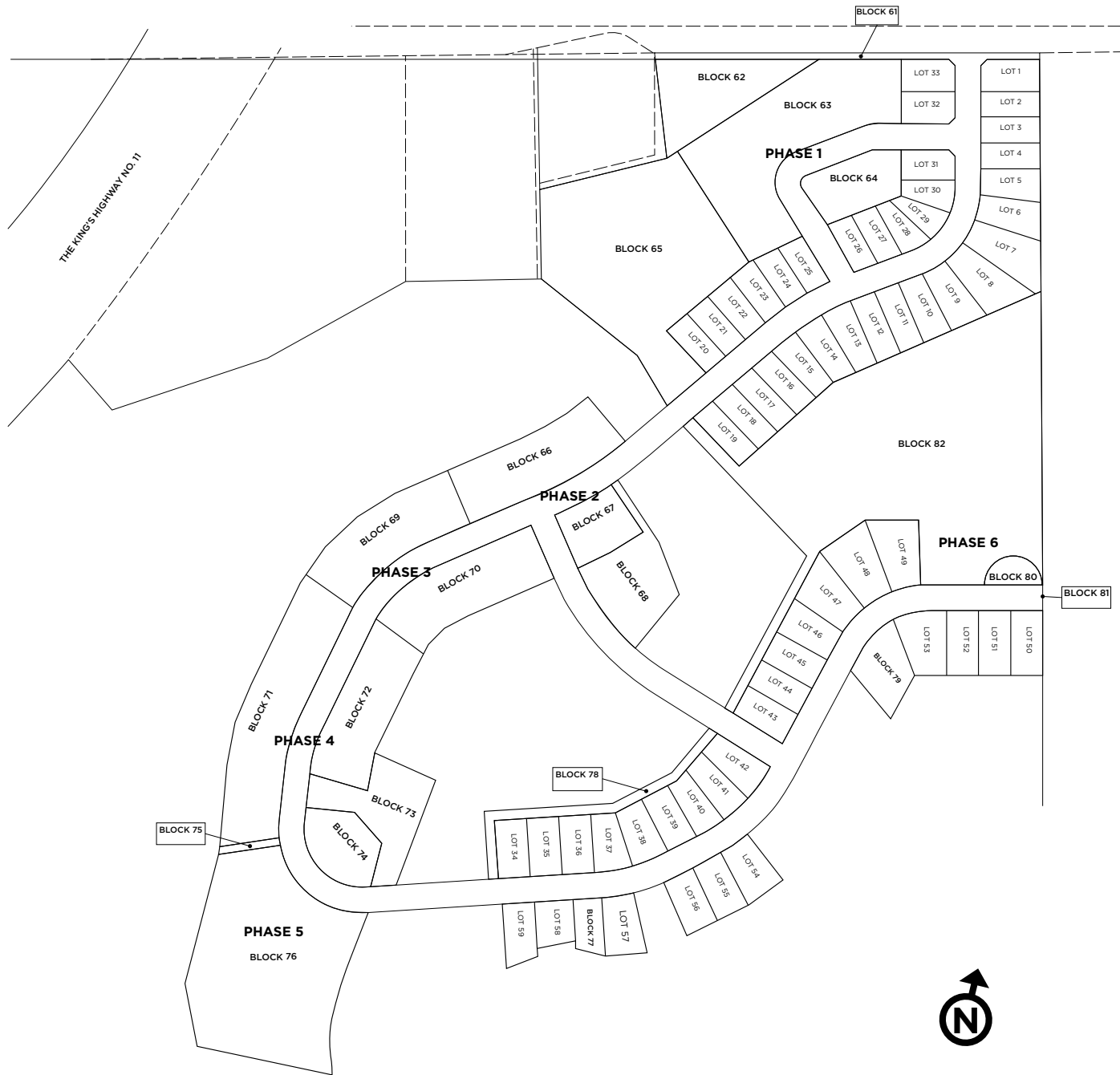
The roads in which in which the phase 1 development is located has been cleared and maintained. The road is accessible off of Kitchen Road South.

Proposed Development - Phases 1-6

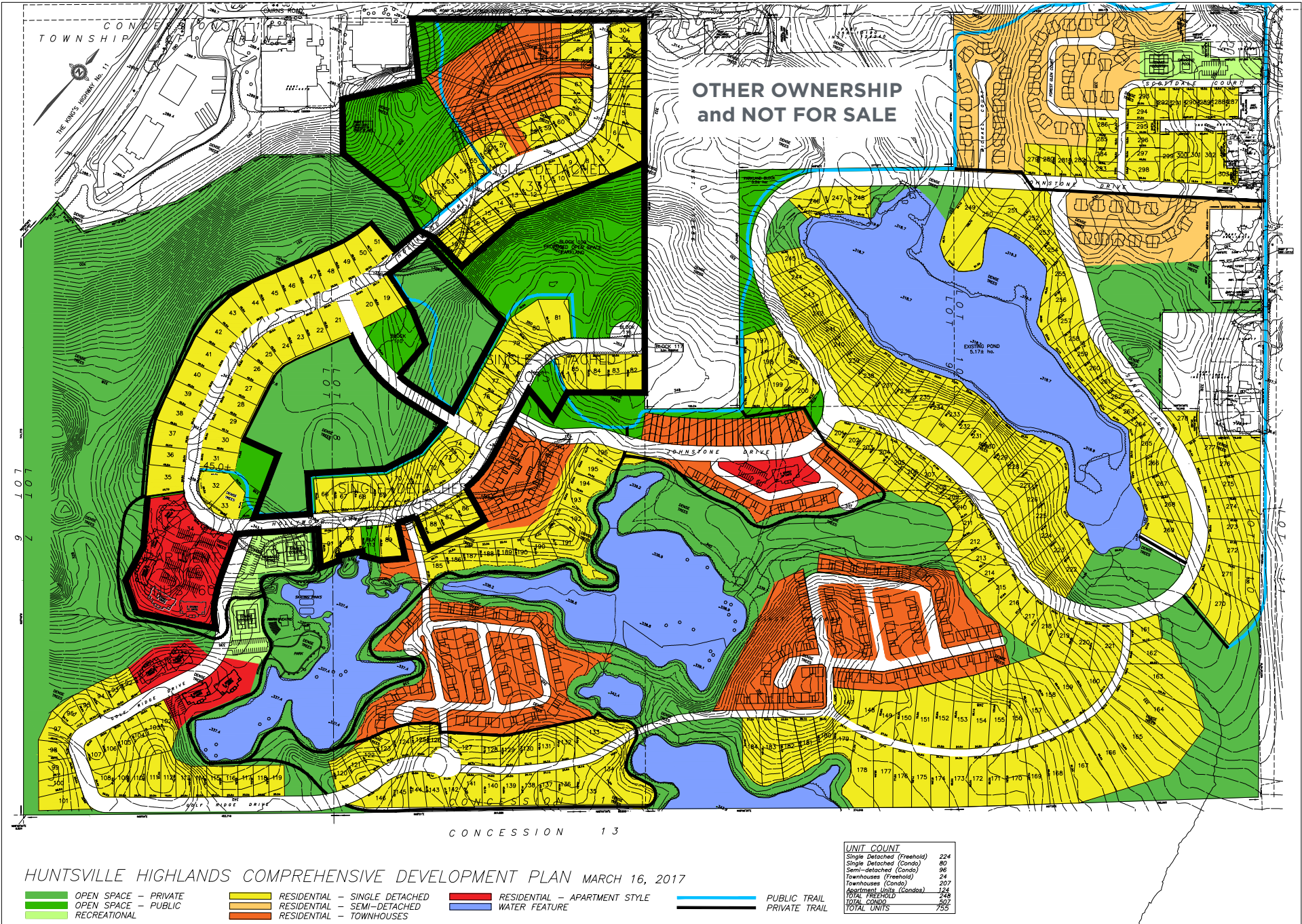
Phase 1 consists of 27 single family detached homes and 33 townhomes. Municipal services are located on the north end of the property at Kitchen Road South. To commence development, the site plan agreement must be registered with the District of Muskoka. The existing Draft Plan expires on August 23rd, 2025 although the district may consider extending the agreement with a future buyer.

Phases 2-6 consists of 177 units of multiples and is zoned and Draft Plan Approved for development.

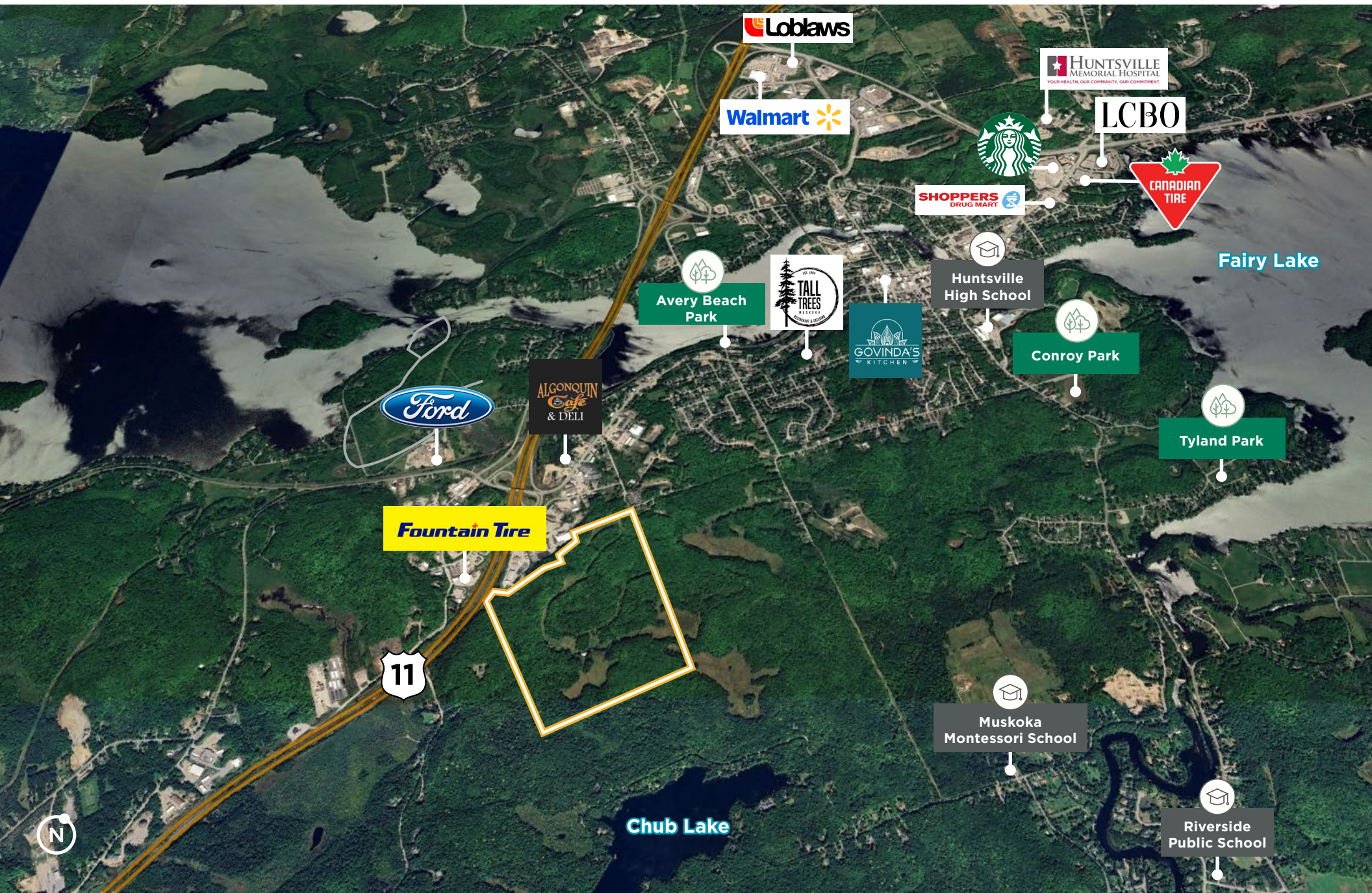
DRAFT PLAN



MASTER PLAN



DAILY AMENITIES



INSTITUTIONAL

- 1. Young Drivers of Canada
- 2. Muskoka Lakes Veterinary Clinic
- 3. Huntsville Denture Clinic
- 4. Huntsville Legion Seniors Manor

RETAIL

- 1. Fountain Tire
- 2. Rolston Home Building Centre
- 3. Fastenal Canada
- 4. Mobile Marine - Yamaha
- 5. Ford
- 6. Walmart
- 7. Loblaws
- 8. Canadian Tire
- 9. Starbucks
- 10. LCBO
- 11. Shoppers DM

HOSPITAL

- 1. Huntsville District Memorial Hospital Site - Muskoka Algonquin Healthcare



PHOTO GALLERY

Year Round Recreation in Huntsville



SUBMISSION GUIDELINES

Interested purchasers will be required to execute and submit the Seller's form of Confidentiality Agreement prior to receiving information on the Offering.

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

All Offers to Purchase shall include the Seller's "Schedule C" which is available on C&W's virtual data room.

All offers will be dealt with on an "as received" basis and will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

All inquiries and offers should be addressed to the attention of Trevor Henke and Raymond Habets at the address provided.

PRICE

This Property is offered for sale at a price of \$4,900,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

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An aerial photograph of a large, wooded property. In the background, there are several industrial or commercial buildings, parking lots, and a road. A river is visible in the upper right corner. The foreground is dominated by a dense forest of bare trees, suggesting a late autumn or winter setting.

KITCHEN ROAD SOUTH
HUNTSVILLE, ONTARIO