



76 COVERED BRIDGE TRAIL

6.3 ACRES BRACEBRIDGE, ON | REGIONAL MUNICIPALITY OF MUSKOKA
BEING SOLD UNDER POWER OF SALE

DRAFT PLAN APPROVED RESIDENTIAL DEVELOPMENT FOR
49 Luxury Freehold Townhomes



MLS X13587362

LAND
SPECIALISTS

CBRE

VIEW SOUTHEAST

THE OFFERING

Power of Sale | Draft Plan Approved Development

CBRE Limited is offering under Power of Sale, the opportunity to acquire 76 Covered Bridge Trail, a 6.3-acre residential development site in the heart of Bracebridge, Muskoka. The Property represents a rare chance to secure a substantially advanced development opportunity in one of Ontario’s most desirable recreational and residential markets. Draft Plan approved for 49 luxury three-storey townhome units, the Site has benefited from extensive planning, engineering, environmental, and entitlement work. By acquiring a project with significant technical and municipal milestones already achieved, investors and developers can substantially reduce development risk, shorten approval timelines, and accelerate the path to construction. Coupled with Muskoka’s enduring appeal, affluent buyer demographic, and limited supply of new housing opportunities, the Property offers a compelling opportunity to deliver a premium residential community in a highly sought-after location.

Site Details

Address	76 Covered Bridge Trail
Total Land Area	± 6.3 ac.
No. of Units	49 3-Storey Towns
Official Plan	Residential
Zoning	R4
Status	Draft Plan Approved until October 20, 2028



Draft Plan Approved Residential Development of
49 Luxury Three-Storey Townhouse Units



Substantial Technical & Planning Work Complete
Crucial background work & milestones have already been satisfied



Streamlined path to the market
Existing status Draft Plan Approval expedites time to market

Major Retail Node

Includes:

- Independent Grocer
- Food Basics
- Canadian Tire
- Starbucks
- LCBO
- Rexall
- Canada Post
- Home Hardware
- Snap Fitness
- Chucks Roadhouse
- McDonalds
- Gas Stations
- Banks

1MIN
to Muskoka Highlands
Golf Course

5MIN
to downtown
Bracebridge

5MIN
to Lake Muskoka

9MIN
to Highway 11



76 COVERED BRIDGE TRAIL

3-Storey Luxury Townhouse Units Conceptual Renderings



DEVELOPMENT

Power of Sale | Draft Plan Approved Residential Development



Total Units
Approved for 49 luxury townhouse units



Draft Plan Approval
Accelerates timeline to development



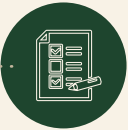
Affluent Market
Highly affluent Residential market



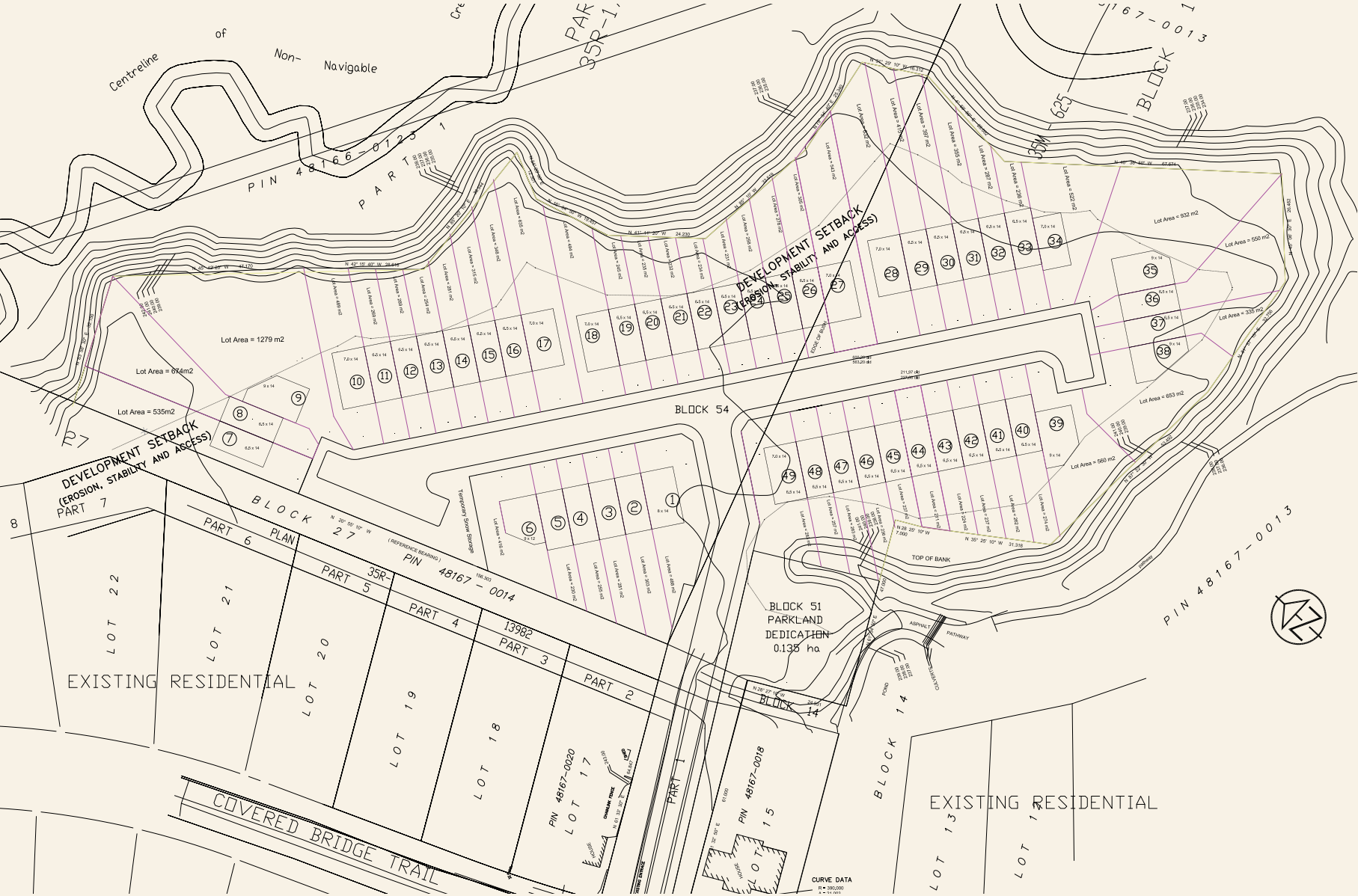
Power of Sale
Compelling structure with immediate availability



Neighbourhood
Nestled within a mature Neighbourhood



Due Diligence
Substantial technical work has been completed to date



3-Storey Luxury Townhouse Units
Conceptual Renderings



The draft plan approved development features 3-storey luxury townhomes with rooftop terraces, ranging from approximately 2,300 - 3,200 square feet. These luxury units are designed to capture the beauty and character of Muskoka living. Significant due diligence and entitlement work has already been completed, including environmental studies, planning approvals, engineering, architectural design and coordination with municipal and conservation authorities, substantially reducing development timelines and risk. With approval granted until October 20, 2028 and technical work substantially advanced, the project is nearing shovel-ready status.

THE LOCATION

Within the highly coveted Muskoka Region

- 

Lake Muskoka
5 Minute Drive | 5.2 km
- 

Highway 11
9 Minute Drive | 4.9 km
- 

Downtown Bracebridge
5 Minute Drive | 2.3 km
- 

South Muskoka Memorial Hospital
6 Minute Drive | 2.4 km



76 COVERED BRIDGE TRAIL



DOWNTOWN
BRACEBRIDGE

LAKE
MUSKOKA

MUSKOKA HIGHLANDS
GOLF LINKS

OUTSTANDING
ALL-SEASON OUTDOOR RECREATION





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Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

CLICK TO SUBMIT THE CONFIDENTIALITY AGREEMENT

OFFERING PROCESS

All Offers are instructed to be submitted electronically to Reid Bethell and/or Ian Hunt. Full contact information is below. All offers are required to be submitted with the Vendor's Schedule B, which has been made available on MLS and through the online property library. For more information, please contact the Listing Agents.

ASKING PRICE
\$4,900,000

CONTACT ADVISORS FOR MORE INFORMATION:

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