

ESTATE FOR SALE

With development potential on 450 Acres
of pristine Canadian Wilderness just
20 minutes from Canada's Historic
Capital City, Ottawa

RARE FIND - PRIME DEVELOPMENT
OR EXCEPTIONAL PRIVATE ESTATE

MONTIK
PLANNING AND DEVELOPMENT

Breath-Taking Natural Beauty plus Exceptional Development Potential



Located on 450 acres, **Lac McGregor Estate** offers miles of private, cut walking and biking trails, a private lake, and panoramic views of the Ottawa area. Whether you are looking for your own private paradise to enjoy the exceptional Canadian outdoor landscapes or a strong, secure investment in Canada's thriving real estate market, Lac McGregor Estate offers exceptional potential and security.

This property would make an exceptional private oasis close to the trade and diplomatic heart of Canada or a secure investment for a developer looking to create 5 acres lots to create their own community in Canada's pristine wilderness.

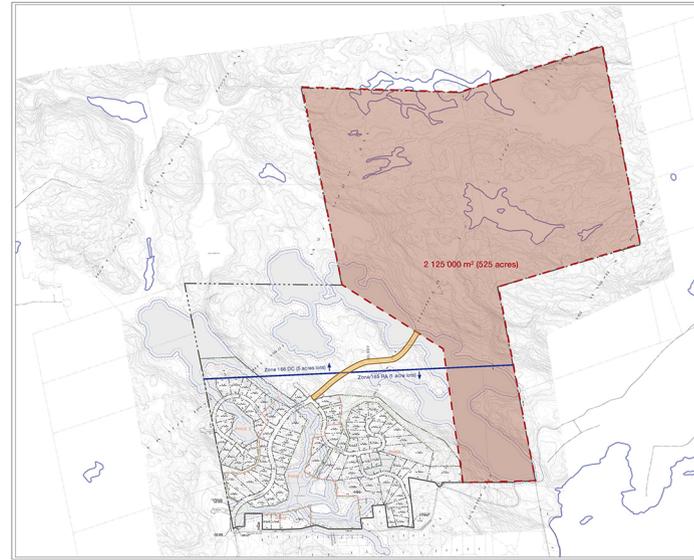
Perfect for a Family Estate

A rare Canadian Real Estate opportunity, choose from a multitude of idyllic locations to build your family's dream home. A panoramic view of your private lake? A wooded hillside overlooking hundreds of acres of preserved woodlands? Perhaps, a dockside retreat for ethereal mornings on the lake?

Don't miss out on a chance to own a piece of Canada, half an hour from an international airport.



Area for Sale, including Private Mac Martin, and private bike and hiking trails throughout the property.



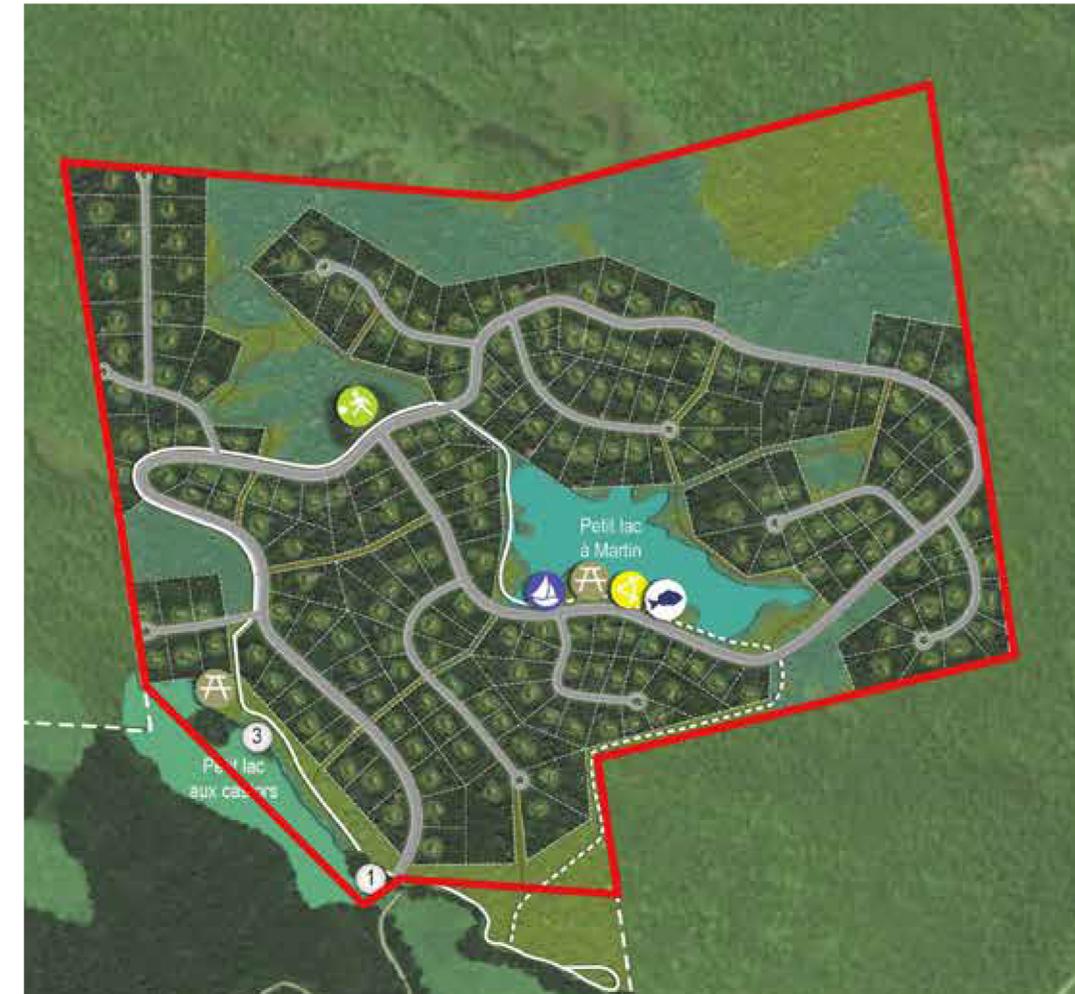
Property boundaries and trails



Exceptional Property for private estate on 450 acres overlooking Lac McGregor.



Private Lake



Concept for Development



- ▶ Zoned for Residential Development
- ▶ Perfect for Syndication
- ▶ 20 Minutes from Downtown Ottawa
- ▶ 5 Acre Lots severance permitted
- ▶ Private Lake and Bike Trails on property

Investment Details



450 Pristine Acres

At \$20,000/acre, this rare piece of Canadian landscape is available for sale.



Area Potential

Neighbouring developments have sold for as much as \$90,000/acre.



Build a Community

Start with your dream Canadian Estate, or build your own community in Canada's pristine woodland.

View from property entrance

Cut trail on property



Find out more:

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