

Features and Details

122 Forest Lane, Four Mile Lake

- Classic Kawartha Waterfront and Simply Beautiful!!!
- Unique property – beautiful waterfront with just under a full acre of property, partially wooded and includes shared ownership in 200 acre Land Trust (Earlcroft), which greatly enhances and protects the privacy of your waterfront retreat.
- Earlcroft is not a costly enterprise at all. The only fees are the annual assessed dues of approximately \$200. per household/cottage. That has been the current assessment for the last couple of years. The cost per household will vary slightly as the costs of the management of the property varies.
- So, in fact, a portion of the \$200 annual fee goes to pay part of the taxes, the balance is for administration fees and miscellaneous costs. There really are no other costs. The taxes are not an issue as Earlcroft has been set up and registered as a Managed Forest which is tax exempt.
- The cottagers on Forest Lane manage their private road into their private property.
- Forest Lane homeowners pay \$75.00 annually for road maintenance and general upkeep. Sometimes there is need for something more - like adding culverts when the road was collapsing and the fees are determined by the work required, but generally speaking it's only \$75.00 annually.
- It's the "quiet end" of Four Mile Lake with convenient canoe and kayak access to extensive protected wetlands.
- This back to basics beautiful cottage lot on 4 Mile Lake has the potential to become your family's coveted retreat, as it has been for our family for the past 45 years.
- Excellent swimming with sandy bottom and a safe diving depth of 5 feet of water at the end of the dock.
- Generations of children learning to swim & gradually summoning up the courage to take "the flying leap" off the end of the dock!

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- Excellent boating location for canoeing, kayaking, paddle-boating, rowing, day-sailing or simply floating on an inflatable raft ... absolutely heavenly!
- Prevailing weather and wind patterns provides the BEST water-skiing site on all of Four Mile Lake right in front of your own dock!!! (Ask any water-skier on the lake!)
- Four Mile Lake's infamous "Bass Rock" fishing looms just out in front of the cottage and there ARE actually still fish in this lake! Good Luck to you !
- The screened-in front porch offers a spectacular view of both sunrise and moonrise over the lake, depending on your preference ... mosquito-free!
- The backyard fire pit is excellent for roasting marshmallows and star gazing!



SHARED OWNERSHIP IN 200 ACRE EARLCROFT WOODED ESTATE

General Description of the Property History

The property was purchased by Earlcroft Ltd. in 1978. Earlcroft Ltd. is owned by 11 of the cottagers along Four Mile Lake. The property was purchased to protect some of the area surrounding Four Mile Lake from development and environmental degradation.

Part of the property (lot 18) was a homestead many years ago. The land was cleared and remained as open farm field for many years. Parts of the open fields have since seeded in naturally. The remainder of the forested area consists of a natural hardwood forest type. There is evidence that harvests have taken place in the past. The last harvest was approximately 40 years ago.

The property borders Four Mile Lake. In the past there has been development in the area, and cottagers have claimed much of the shoreline of Four Mile Lake for residential property. Part of Lot 17 of the Earlcroft property consists of undeveloped shoreline. Since the property has been owned by Earlcroft, the forest and open areas have been left to grow naturally for the most part, with the exception of periodic spraying for gypsy moth.

Importance of Property to the Surrounding Landscape

The surrounding landscape consists of cottages to the south east (along the lake shore of Four Mile Lake), the western boundary of the property is bordered by old fields, and the southern boundary of the property borders cottage areas along the lake shore, patches of forest, and some open fields. The areas to the north and east of the Earlcroft property consist of environmentally protected forests and wetlands. There is also a corridor of forest reaching out from the north west corner of the property.

The property is important to wildlife as it forms part of a continuous forested area, in a landscape of fragmented patches of forest and open fields. The property plays an important role in the ecosystems of the surrounding environmentally protected forests, locally significant wetlands and the lake itself. These protected areas provide nesting habitat for herons, a deer yard, and habitat for rare or threatened species. No hunting or major timber harvesting is currently allowed on this property, thus it serves as a safe nesting area and refuge for wildlife.

This property also provides environmental protection to the abiotic components of the natural ecosystems of the surrounding forests and the lake. The trees and forest plants stabilize the soil to prevent erosion during periods of high runoff. The surface soils absorb water and contribute to the quality of the ground water system which also feeds Four Mile lake. The trees also absorb significant quantities of water, minimizing the surface runoff into the lake. The trees also serve as a wind break, and the forest contributes to the air quality at a global level, and locally.

The property has great aesthetic value the cottagers of Four Mile lake, and some recreational value as well. The cottagers enjoy the presence of natural forest areas and wildlife surrounding their properties. Occasionally some of the property owners will venture into the forest for a casual walk or forest inspection.