

## Property Client Full

# 00 Hugill Road, Kawartha Lakes, Ontario K0M 1K0

Listing

**00 Hugill Rd Kawartha Lakes**

**Active / Residential Freehold / Vacant Land**

MLS®#: **X12401403**

List Price: **\$549,000**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$1,050.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **PT LT 18 CON 8 SOMERVILLE AS IN A16948; S/T A16948; S/T SV7499 CITY OF KAWARTHA LAKES**

Style: Rooms Rooms+: **+0**  
Fractional Ownership: BR BR+: **0(+0)**  
Assignment: Baths (F+H): **0(0+0)**  
Link: SF Range:  
Storeys: SF Source:  
Lot Front: **2,480.00** Fronting On:  
Lot Depth: **2,327.00**  
Lot Size Code: **Feet**  
Zoning: **RG**  
Dir/Cross St: **County Road 42 (Baseline Road) and Hugill Road**

PIN #: **631190753**  
Holdover: **90**  
Possession: **Flexible**

ARN #: **165131005003200**  
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **0 (0+)**  
Island YN:  
Central Vac: **No**  
Property Feat:  
Topography: **Logging Potential, Wooded/Treed**  
Soil Type:

Garage:  
Room Size:  
Rural Services: **Garbage Pickup**  
Security Feat:

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, No Telephone**

Water Meter:  
Waterfront Feat:  
Waterfront Struc:  
Well Capacity:  
Well Depth:  
Special Desig: **Unknown**  
Farm Features:  
Winterized:

Waterfront Y/N: **No**  
Water Struct:  
Under Contract:  
View:

Waterfront: **None**  
Easements/Restr: **Easement, Right of Way**  
Dev Charges Paid:  
Lot Shape: **Irregular**

Waterfront Frontage (M):  
HST App To SP: **Not Subject to HST**  
Lot Size Source: **GeoWarehouse**

### Remarks/Directions

Client Rmks: **This 107 acre lot is adjacent to municipally maintained Hugill Road and steps away from beautiful Four Mile Lake. The lot is mostly forested, with some wetlands along the east lot line and an escarpment along the south-west corner of the lot. A private road bisects the property, providing easy access as well as a great starting point for additional trails through the varied terrain. The south east corner of the lot is adjacent to a 15.4 acre waterfront lot that is also for sale, providing a unique opportunity to acquire a remarkable recreational property. Two 200' by 200' lots near Hugill Road have been previously severed from the property.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **09/12/2025**