

Property Client Full

261 Shuttleworth Road, Kawartha Lakes, Ontario K0M 1K0

Listing

261 Shuttleworth Rd Kawartha Lakes

Active / Residential Freehold / Vacant Land

MLS®#: **X12363406**

List Price: **\$279,000**

Price Decrease



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$725.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **43**
Legal Desc: **PT N1/2 LT 15 CON 4 SOMERVILLE PT 15, 57R4619; S/T R221583; 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: **100.00** Fronting On: **E**
Lot Depth: **169.00**
Lot Size Code: **Feet**
Zoning: **RR3-F**
Dir/Cross St: **County Road 43/Shuttleworth Road**

PIN #: **631190531**
Holdover: **90**
Possession: **Flexible**

ARN #: **165131002005526**
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **0 (0+)**
Island YN:
Central Vac: **No**
Property Feat:
Topography: **Level**
Soil Type:
Alternate Power: **Unknown**

Drive: **Private**
Garage: **No**
Room Size:
Rural Services: **Garbage Pickup**
Security Feat:

Utilities: **No Gas, Hydro, No Sewers, No Cable, No Telephone**
Water: **Well**
Water Meter:
Waterfront Feat: **Trent System**
Waterfront Struc: **Not Applicable**
Well Capacity: **5.50**
Well Depth: **65.00**
Sewers: **Other**
Special Desig: **Unknown**
Farm Features:
Winterized: **No**

Water Name: **Burnt River**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Features: **Trent System**
Under Contract:
Access To Property: **Paved Road, Municipal Road**
Shoreline: **Deep, Sandy**
Shoreline Road Allowance: **None**
Docking Type: **None**
View: **River**

Waterfront: **Direct**
Easements/Restr: **Unknown**
Dev Charges Paid:
Shoreline Exposure: **South/East**
Water View: **Direct**
Lot Shape: **Rectangular**

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

Remarks/Directions

Client Rmks: **This is a prime building lot on the Burnt River with a multitude of attractive features, beginning with its location at the end of recently paved and municipally maintained Shuttleworth Road in an area with many attractive waterfront properties. The lot is just under 0.4 acres in size with 100 ft of south-east facing waterfront that is perfect for swimming - lovely limestone steps lead to sandy wade-in shoreline that transitions to deep weed-free water with a very gentle current. Privacy is excellent here, with undeveloped land along the south lot line and mature trees along the north lot line, with plenty of level open area in-between for outdoor activities. The property is currently used as a "glamping" site with two attractive bunkies - one for lounging and one for sleeping. There is also an outdoor privy with a Sunmar composting toilet, an enclosed outdoor shower, a covered wood shed, and a patio with a fire pit and outdoor eating area. Hydro has been brought into the property (200 Amp) and there is a drilled well. The property is being sold turn-key, although the owners are willing to remove the bunkies if the new owners wish to proceed directly to a new-build. Recreational opportunities include kayaking along the undeveloped western shoreline that extends for approximately 3 kilometers to the south, and the nearby Victoria Rail Trail is ideal for biking and hiking, and provides easy access to a large network of ATV and snowmobile trails.**

Inclusions: **All indoor and outdoor furniture, all kitchen appliances, BBQ, swim raft, slide, canoe.**

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

Prepared By: **DAVID DONAIS, Broker of Record**

Date Prepared: **10/07/2025**