

Property Client Full

470 Indian Point Road, Kawartha Lakes, Ontario K0M 1K0

Listing

470 Indian Point Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X13490592**

List Price: **\$2,299,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Coboconk

Tax Amt/Yr: **\$13,297.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **13**
 Legal Desc: **LT 72-73 PL 259 T/W VT86629; PT NW BAY DR PL 259; PT LT 6 GULL RIVER RANGE BEXLEY AS IN R428785, T/W R428785; KAWARTHA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **13+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: 2 - 4.99**
 Lot Front: **200.00** Fronting On: **W**
 Lot Depth: **354.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Highway 35 and Grandy Road**

PIN #: **631170151** ARN #: **165134001056200** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1950/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) Yes Yes/Full, Walk-Up Yes Wood Generator - Full, Primary Bedroom - Main Floor, Water Heater Owned	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Stone, Wood Yes Detached Garage/2.0 6.00 8.00 None Garbage Pickup Alarm System	Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Both Drilled Well, Lake/River Boathouse, Dock, Trent System Dry Boathouse-Single Septic Unknown Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat: Exterior Feat: Roof: Foundation: Topography: Soil Type: Alternate Power:	Private Forced Air Propane Yes/Central Air No 31-50 Lower Waterfront Deck, Patio Asphalt Shingle Concrete Block Level Generator - wired	Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Balsam Lake Yes Dry Boathouse-Single 61.00 Boathouse, Dock, Trent System Propane Tank Yr Rnd Private Rd Deep, Hard Bottom None Private Lake	Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: West Water View: Direct Lot Shape: Rectangular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **This Lake House on coveted Indian Point on Balsam Lake provides immense and priceless privacy across its 200 ft of waterfront and 2.3 acres, enhanced by the presence of equally large and private properties on either side. The property has purposely been kept well-treed but new owners have the option to open up the vistas to take full advantage of the deep, weed-free waterfront and pure western exposure. The Lake House features almost 2,500 sq ft of above-grade living area highlighted by a great room with a large granite wood-burning fireplace and wall-to-wall windows, a large dining room with a walk-out to an expansive deck, and a spacious kitchen with breakfast area. The Primary is large and bright, with a 4 pc Ensuite, with two other main floor bedrooms and a 4 pc bathroom completing the main floor. The second floor features a large family room that can be re-purposed for many uses. The Lake House is carpet-free with lovely pine floors throughout. The full basement is partially finished and also provides many options for further enhancement. Outside is an oversized double garage, and a large marine rail boat house in excellent condition. The property is adjacent to the 1,500 acre Indian Point Provincial Park that provides exceptional walking and biking activities, and the Indian Point Property Owners Association maintains private tennis and pickle ball courts, with community events scheduled throughout the summer. The property is being sold with most furniture and furnishings included, and a short closing is possible.**

Inclusions: **All furniture, furnishings, window coverings and light fixtures as viewed except noted in exclusions, dock.**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **07/08/2026**

Rooms

MLS® #: X13490592

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.36 M X 7.64 M	20.87 Ft x 25.07 Ft		
Dining Room	Main	4.81 M X 3.9 M	15.78 Ft x 12.80 Ft		
Kitchen	Main	5.05 M X 5.42 M	16.57 Ft x 17.78 Ft		
Primary Bedroom	Main	5.38 M X 4.41 M	17.65 Ft x 14.47 Ft		
Bedroom	Main	5.09 M X 3.16 M	16.70 Ft x 10.37 Ft		
Bedroom	Main	5.47 M X 3.15 M	17.95 Ft x 10.33 Ft		
Family Room	Second	5.55 M X 5.58 M	18.21 Ft x 18.31 Ft		
Laundry	Basement	3.87 M X 2.18 M	12.70 Ft x 7.15 Ft		
Other	Basement	3.54 M X 1.95 M	11.61 Ft x 6.40 Ft		
Other	Basement	5.12 M X 13.91 M	16.80 Ft x 45.64 Ft		
Utility Room	Basement	1.46 M X 2.06 M	4.79 Ft x 6.76 Ft		
Bathroom	Main			4	
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