

Property Client Full

48 Maple Avenue, Kawartha Lakes, Ontario K0M 2B0

Listing

48 Maple Ave Kawartha Lakes

Active / Residential Freehold / Rural Residence

MLS®#: **X12601214**

List Price: **\$2,399,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Bexley

Tax Amt/Yr: **\$10,464.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **1**
Legal Desc: **LT 97 PL 187; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **10+7**
Fractional Ownership: BR BR+: **4(2+2)**
Assignment: Baths (F+H): **3(3+0)**
Link: SF Range: **1500-2000**
Storeys: **1.0** SF Source: **LBO Provided**
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **100.00** Fronting On: **E**
Lot Depth: **185.00**
Lot Size Code: **Feet**
Zoning: **RR3-1**
Dir/Cross St: **County Road 34 (Fenel Road) and Fish Hawk Road**

PIN #:	631160149	ARN #:	165134002031100	Contact After Exp:	No
Holdover:	0	Possession Date:			
Possession:	Flexible				

Kitch Kitch +	2 (2+0)	Exterior:	Stone, Vinyl Siding	Utilities:	No Gas, Hydro, No
Island YN:	No	Garage:	Yes		Sewers, No Cable,
Fam Rm:	Yes	Gar/Gar Spcs:	Detached Garage/3.0		Telephone Available
Basement:	Yes/Finished	Drive Pk Spcs:	2.00	Water:	Well
Fireplace/Stv:	Yes	Tot Pk Spcs:	5.00	Water Supply Type:	Drilled Well
Fireplace Feat:	Fireplace Insert, Wood	Pool:	None	Water Delivery Feat:	UV System, Water
Interior Feat:	Auto Garage Door Remote,	Room Size:			Treatment
	Guest Accommodations,	Green PIS:	No	Water Meter:	Boathouse, Dock, Trent
	Sewage Pump, Water	Rural Services:	Garbage Pickup	Waterfront Feat:	System
	Softener	Security Feat:		Waterfront Struc:	Wet Boathouse-Single
Heat:	Heat Pump			Well Capacity:	
Heat Source:	Propane			Well Depth:	
A/C:	Yes/Central Air			Sewers:	Septic
Central Vac:	No			Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Laundry Lev:	Lower			Winterized:	Fully
Property Feat:	Lake/Pond				
Exterior Feat:	Deck, Landscaped, Patio,				
	Porch				
Roof:	Asphalt Shingle				
Foundation:	Block				
Topography:	Level				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Balsam Lake	Waterfront:	Direct		
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:	Wet Boathouse-Single				
Water Features:	Boathouse, Dock, Trent System	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Under Contract:	Propane Tank	Shoreline Exposure:	South East		
Access To Property:	Municipal Road				
Shoreline:	Clean, Hard Bottom				
Shoreline Road Allowance:	None	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:		Lot Size Source:	GeoWarehouse
View:	Lake				

Remarks/Directions

Client Rmks: **This is a comprehensively renovated and immaculately maintained Lake House plus Guest Cottage on Balsam Lake's Long Point, one of the most desirable locations on the lake where properties rarely come to market. For buyers seeking top quality waterfront, this property cannot be surpassed with its uniquely smooth, weed-free and gradually deepening limestone slab bottom that extends far out from the entirety of the 100 ft of waterfront - swimming here is divine in the famously clear Balsam Lake water. The Lake House has been sensitively renovated to maintain its original cottage charm while serving as a comfortable and efficient year-round home capable of hosting large gatherings. The main floor is highlighted by a spectacular Hickory Lane kitchen and living room with high ceilings and expansive windows that provide abundant light and glorious lake vistas. The dining area is exceptionally spacious and elegant with vaulted ceilings and a stone fireplace with an efficient wood-burning insert. High quality engineered hardwood flooring ties together all main floor living areas, including the main floor bedroom and 3 pc bathroom. The fully finished basement features a large rec room, den, two bedrooms, a 4 pc bathroom and a large laundry room. The exceptionally charming Guest Cottage blends in seamlessly with the Lake House with its similar palette and high quality windows, and is perfect for young families with its large bedroom, kitchen, living**

room and 3 pc bathroom. A rebuilt wetslip boathouse that can hold a 21 ft boat and a three car garage are tremendous assets. Mature hedges around the perimeter of the almost half-acre lot provide excellent privacy, and the exterior stonework and perennial gardens add to the magic of this breathtaking property. The Long Point Association owns over 170 acres in the interior of the Point and maintains walking trails, tennis/pickleball/sports courts, a playground, and hosts regattas and other events throughout the summer.

Inclusions: Refrigerator/freezer, stove, microwave, dishwasher, washer, dryer, all appliances in Guest Cottage, all light fixtures and window coverings, portable whole home generator, 26' dock off of boathouse

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

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 12/05/2025

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2025