

Property Client Full

48 Maple Avenue, Kawartha Lakes, Ontario K0M 2B0

Listing

48 Maple Ave Kawartha Lakes

Active / Residential Freehold / Rural Residence

MLS® #: X13490758

List Price: \$1,999,000

New Listing



Kawartha Lakes/Kawartha Lakes/Bexley

Tax Amt/Yr: \$10,464.00/2025 Transaction: Sale
SPIS: No DOM 13
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 Builder Name:
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 Survey Year/Type: 1930/Boundary Onl
Possession: Flexible Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	2 (2+0) Yes Yes/Finished Yes Fireplace Insert, Wood Auto Garage Door Remote, Guest Accommodations, Sewage Pump, Water Softener Private Heat Pump Propane Yes/Central Air No 51-99 Lower Lake/Pond Deck, Landscaped, Patio, Porch Asphalt Shingle Block Level Unknown Balsam Lake Yes Wet Boathouse-Single 30.50 Boathouse, Dock, Trent System Propane Tank Municipal Road Clean, Hard Bottom None Private Lake	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Stone, Vinyl Siding Yes Detached Garage/3.0 2.00 5.00 None Garbage Pickup	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available Well Drilled Well UV System, Water Treatment Water Meter: Boathouse, Dock, Trent System Wet Boathouse-Single Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Unknown Special Desig: Farm Features: Winterized: Fully
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Laundry Lev: Property Feat: Exterior Feat:				
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:		Waterfront: Direct Easements/Restr: Unknown Dev Charges Paid: Shoreline Exposure: South East Water View: Direct Lot Shape:	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse	

Remarks/Directions

Client Rmks: This is a comprehensively renovated and immaculately maintained Lake House plus Guest Cottage with over 3,000 sq ft of living area 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 limestone 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 wet slip 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: **BRENDA CARROLL, Administrator**

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

Rooms

MLS® #: X13490758

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.76 M X 4.92 M	18.90 Ft x 16.14 Ft		
Dining Room	Main	7.74 M X 5.23 M	25.39 Ft x 17.16 Ft		
Kitchen	Main	4.79 M X 6.47 M	15.72 Ft x 21.23 Ft		
Bedroom	Main	2.85 M X 4.13 M	9.35 Ft x 13.55 Ft		
Foyer	Main	4.87 M X 3.82 M	15.98 Ft x 12.53 Ft		
Recreation	Basement	9.58 M X 7.04 M	31.43 Ft x 23.10 Ft		
Den	Basement	4.48 M X 3.59 M	14.70 Ft x 11.78 Ft		
Primary Bedroom	Basement	4.52 M X 4.12 M	14.83 Ft x 13.52 Ft		
Bedroom	Basement	5.41 M X 2.94 M	17.75 Ft x 9.65 Ft		
Laundry	Basement	2.82 M X 3.77 M	9.25 Ft x 12.37 Ft		
Utility Room	Basement	2.22 M X 5.42 M	7.28 Ft x 17.78 Ft		
Bedroom	Main	4.03 M X 3.88 M	13.22 Ft x 12.73 Ft		
Living Room	Main	2.52 M X 2.81 M	8.27 Ft x 9.22 Ft		
Kitchen	Main	2.71 M X 2.86 M	8.89 Ft x 9.38 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Basement			4	

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