

Property Client Full

48 Maple Avenue, Kawartha Lakes, Ontario K0M 2B0

Listing

48 Maple Ave Kawartha Lakes

Active / Residential Freehold / Rural Residence

MLS® #: X13175038

List Price: \$2,199,000

New Listing



Kawartha Lakes/Kawartha Lakes/Bexley

Tax Amt/Yr: \$10,464.00/2025 Transaction: Sale
 SPIS: No DOM 0/0
 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: 2 (2+0)	Exterior: Stone, Vinyl Siding	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available
Basement: Yes/Finished	Garage: Yes	Well: Well
Fireplace/Stv: Yes	Gar/Gar Spcs: Detached Garage/3.0	Water Supply Type: Drilled Well
Fireplace Feat: Fireplace Insert, Wood	Drive Pk Spcs: 2.00	Water Delivery Feat: UV System, Water Treatment
Interior Feat: Auto Garage Door Remote, Guest Accommodations, Sewage Pump, Water Softener	Tot Pk Spcs: 5.00	Water Meter: Waterfront Feat: Boathouse, Dock, Trent System
Parking Feat: Private	Pool: None	Waterfront Struc: Wet Boathouse-Single
Heat: Heat Pump	Room Size: Rural Services: Garbage Pickup	Well Capacity: Well Depth: Septic
Heat Source: Propane	Security Feat:	Sewers: Unknown
A/C: Yes/Central Air		Special Desig: Farm Features: Winterized: Fully
Central Vac: No		
Apx Age: 51-99		
Laundry Lev: Lower		
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 Y/N: Yes	Waterfront: Direct	Island YN: No
Water Struct: Wet Boathouse-Single	Easements/Restr: Unknown	
Water Features: Boathouse, Dock, Trent System		
Under Contract: Dev Charges Paid:		HST App To SP: Not Subject to HST
Access To Property: Municipal Road		
Shoreline: Clean, Hard Bottom	Shoreline Exposure: South East	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape:	Lot Size Source: GeoWarehouse

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 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: **05/26/2026**

Rooms

MLS® #: X13175038

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.52 M X 4.94 M	18.11 Ft x 16.20 Ft		
Dining Room	Main	7.77 M X 5.24 M	25.49 Ft x 17.19 Ft		
Kitchen	Main	4.85 M X 6.49 M	15.91 Ft x 21.29 Ft		
Bedroom	Main	2.86 M X 4.17 M	9.38 Ft x 13.68 Ft		
Foyer	Main	4.88 M X 3.84 M	16.01 Ft x 12.59 Ft		
Recreation	Basement	9.6 M X 7.04 M	31.49 Ft x 23.09 Ft		
Den	Basement	4.51 M X 3.63 M	14.79 Ft x 11.90 Ft		
Primary Bedroom	Basement	4.3 M X 4.14 M	14.10 Ft x 13.58 Ft		
Bedroom	Basement	5.45 M X 2.99 M	17.88 Ft x 9.80 Ft		
Laundry	Basement	2.83 M X 3.78 M	9.28 Ft x 12.40 Ft		
Utility Room	Basement	2.22 M X 5.45 M	7.28 Ft x 17.88 Ft		
Bedroom	Main	4.03 M X 3.88 M	13.22 Ft x 12.72 Ft		
Living Room	Main	2.81 M X 2.52 M	9.21 Ft x 8.26 Ft		
Kitchen	Main	2.86 M X 2.71 M	9.38 Ft x 8.89 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Basement			4	

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