

## Property Client Full

# 71 Redcap Beach Lane, Kawartha Lakes, Ontario K0M 2B0

Listing

**71 Redcap Beach Lane Kawartha Lakes**  
**Active / Residential Freehold / Detached**

**MLS®#: X13140956**  
**List Price: \$359,000**

**New Listing**



### Kawartha Lakes/Kawartha Lakes/Kirkfield

Tax Amt/Yr: **\$2,434.00/2025**      Transaction: **Sale**  
 SPIS: **No**      DOM: **0/0**  
 Legal Desc: **PT N1/2 LT 2 CON 4 CARDEN AS IN R177188; KAWARTHA LAKES; LT 21 PL 232 T/W R177188; KAWARTHA LAKES**

Style: **Bungalow**      Rooms Rooms+: **8+0**  
 Fractional Ownership:      BR BR+: **3(3+0)**  
 Assignment:      Baths (F+H): **1(1+0)**  
 Link: **No**      SF Range: **700-1100**  
 Storeys: **1.0**      SF Source: **Assessor**  
 Lot Irreg:      Lot Acres: **< 0.50**  
 Lot Front: **50.00**      Fronting On: **W**  
 Lot Depth: **224.00**      Builder Name:  
 Lot Size Code: **Feet**  
 Zoning: **LSR**  
 Dir/Cross St: **County Road 48 and Centennial Park Road**

PIN #: **631700779**      ARN #: **165103600108800**      Contact After Exp: **No**  
 Holdover: **90**      Survey Year/Type: **None**  
 Possession: **Flexible**      Possession Date:

Kitch Kitch + <b>1 (1+0)</b> Fam Rm: <b>No</b> Basement: <b>/None</b> Fireplace/Stv: <b>No</b> Interior Feat: <b>Water Heater Owned</b> Heat Source: <b>Other</b> A/C: <b>/None</b> Central Vac: <b>No</b> Apx Age: <b>51-99</b> Property Feat: Exterior Feat: <b>Deck</b> Roof: <b>Asphalt Shingle</b> Foundation: <b>Concrete Block</b> Topography: <b>Level</b> Soil Type: Alternate Power: <b>Unknown</b> Water Name: <b>Canal Lake</b> Waterfront Y/N: <b>Yes</b> Water Struct: <b>Not Applicable</b> Water Features: <b>Dock, Trent System</b> Under Contract: Access To Property: <b>Yr Rnd Private Rd</b> Shoreline: <b>Shallow</b> Shoreline Road Allowance: <b>None</b> Docking Type: <b>Private</b> View: <b>Lake</b>	Exterior: <b>Other</b> Garage: <b>No</b> Gar/Gar Spcs: <b>None/0.0</b> Drive Pk Spcs: <b>5.00</b> Tot Pk Spcs: <b>5.00</b> Pool: <b>None</b> Room Size: Rural Services: <b>Garbage Pickup, Recycling Pckup</b> Security Feat: Waterfront: <b>Direct</b> Easements/Restr: <b>Unknown</b> Dev Charges Paid: Shoreline Exposure: <b>West</b> Water View: <b>Direct</b> Lot Shape: <b>Pie</b>	Water: <b>Well</b> Water Supply Type: <b>Dug Well</b> Water Meter: Waterfront Feat: <b>Dock, Trent System</b> Waterfront Struc: <b>Not Applicable</b> Well Capacity: Well Depth: Sewers: <b>Septic</b> Special Desig: <b>Unknown</b> Farm Features: Winterized: Island YN: <b>No</b> HST App To SP: <b>Not Subject to HST</b> Channel Name: Lot Size Source: <b>GeoWarehouse</b>
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#### Remarks/Directions

Client Rmks: **This cottage property is located in a peaceful and quiet location near the end of Redcap Beach Lane on Canal Lake. The cottage is sited on a very attractive half-acre lot that is gently sloping with plenty of open lawn for outdoor activities and bordered by mature trees that provide excellent privacy and dappled sunlight. The property provides pure western exposure across the lake and excellent vistas of undeveloped shoreline. The 3 bedroom seasonal cottage is functional but requires some updating and maintenance. A new roof was installed in 2021. The property is being sold turn-key with furniture and furnishings included, and a short closing is possible.**

Inclusions: **All furniture and furnishings as viewed except for exclusions.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **05/18/2026**

Rooms

**MLS®#: X13140956**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
<b>Living Room</b>	<b>Main</b>	<b>4.14 M X 3.87 M</b>	<b>13.58 Ft x 12.69 Ft</b>		
<b>Dining Room</b>	<b>Main</b>	<b>3.87 M X 2.99 M</b>	<b>12.69 Ft x 9.80 Ft</b>		
<b>Kitchen</b>	<b>Main</b>	<b>3.23 M X 2.99 M</b>	<b>10.59 Ft x 9.80 Ft</b>		
<b>Bedroom</b>	<b>Main</b>	<b>3.05 M X 2.62 M</b>	<b>10.00 Ft x 8.59 Ft</b>		

<b>Bedroom</b>	<b>Main</b>	<b>3.05 M X 2.16 M</b>	<b>10.00 Ft x 7.08 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>3.05 M X 2.16 M</b>	<b>10.00 Ft x 7.08 Ft</b>
<b>Sunroom</b>	<b>Main</b>	<b>3.15 M X 2 M</b>	<b>10.33 Ft x 6.56 Ft</b>
<b>Bathroom</b>	<b>Main</b>		