

Property Client Full

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

Listing

71 Redcap Beach Lane Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12392891**

List Price: **\$425,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Kirkfield

Tax Amt/Yr: **\$2,282.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **1**
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:
Lot Depth: **224.00**
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**
Possession: **Flexible** Possession Date:

Kitch Kitch + **1 (1+0)** Exterior: **Other** Water: **Well**
Island YN: **No** Garage: **No** Water Supply Type: **Dug Well**
Fam Rm: **No** Gar/Gar Spcs: **None/0.0** Water Meter:
Basement: **No** Drive Pk Spcs: **5.00** Waterfront Feat: **Dock, Trent System**
Fireplace/Stv: **No** Tot Pk Spcs: **5.00** Waterfront Struc: **Not Applicable**
Interior Feat: **Water Heater Owned** Pool: **None** Well Capacity:
Heat: **Other** Room Size: **Garbage Pickup, Recycling Pckup** Well Depth:
A/C: **/None** Rural Services: **Security Feat:** Sewers: **Septic**
Central Vac: **No** Special Desig: **Unknown**
Apx Age: **51-99** Farm Features:
Property Feat: **Deck** Winterized:
Exterior Feat: **Asphalt Shingle**
Roof: **Concrete Block**
Foundation: **Level**
Topography:
Soil Type:
Alternate Power: **Unknown**
Water Name: **Canal Lake**
Waterfront Y/N: **Yes** Waterfront: **Direct** Waterfront Frontage (M): **15.00**
Water Struct: **Not Applicable** Easements/Restr: **Unknown**
Water Features: **Dock, Trent System**
Under Contract: **Dev Charges Paid:** HST App To SP: **Not Subject to HST**
Access To Property: **Yr Rnd Private Rd**
Shoreline: **Shallow** Shoreline Exposure: **West**
Shoreline Road Allowance: **None**
Docking Type: **Private**
View: **Lake** Water View: **Direct** Channel Name:
Lot Shape: **Pie** Lot Size Source: **GeoWarehouse**

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 most 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: **09/10/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.14 M X 3.87 M	13.58 Ft x 12.69 Ft		
Dining Room	Main	3.87 M X 2.99 M	12.69 Ft x 9.80 Ft		
Kitchen	Main	3.23 M X 2.99 M	10.59 Ft x 9.80 Ft		

Bedroom	Main	3.05 M X 2.62 M	10.00 Ft x 8.59 Ft
Bedroom	Main	3.05 M X 2.16 M	10.00 Ft x 7.08 Ft
Bedroom	Main	3.05 M X 2.16 M	10.00 Ft x 7.08 Ft
Sunroom	Main	3.15 M X 2 M	10.33 Ft x 6.56 Ft
Bathroom	Main		