

Property Client Full

75 Beaver Drive, Kawartha Lakes, Ontario K0M 1K0

Listing

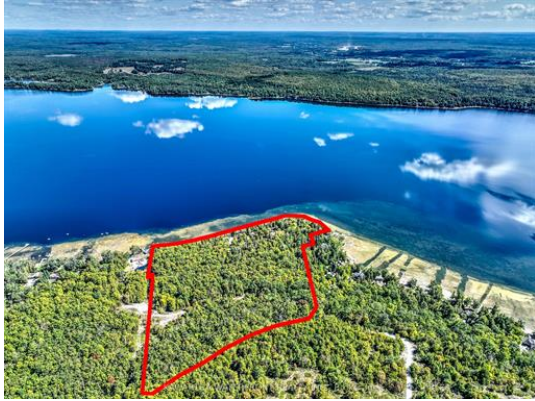
75 Beaver Dr Kawartha Lakes

Active / Residential Freehold / Vacant Land

MLS®#: **X12401167**

List Price: **\$1,799,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$3,292.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 17-18 CON 8 SOMERVILLE AS IN R188141 EXCEPT PT 1, 57R2189; T/W R188141; KAWARTHA LAKES**

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Storeys: SF Source:
Lot Front: **1,163.00** Fronting On:
Lot Depth: **1,006.00**
Lot Size Code: **Feet**
Zoning: **RG-3**
Dir/Cross St: **County Road 42 (Baseline Road) and Hugill Road**

PIN #: **631190772**
Holdover: **90**
Possession: **Flexible**

ARN #: **165131005003210**
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **0 (0+)**
Island YN:
Central Vac: **No**
Property Feat:
Topography: **Level**
Soil Type:
Alternate Power: **Unknown**

Garage:
Room Size:
Rural Services: **Electric To Lot Line, Garbage Pickup**
Security Feat:

Utilities: **No Gas, No Hydro, No Sewers, No Cable, No Telephone**

Water Meter:
Waterfront Feat: **Other**
Waterfront Struc: **Not Applicable**
Well Capacity:
Well Depth:
Special Desig: **Unknown**
Farm Features:
Winterized:

Water Name: **Four Mile Lake**
Waterfront Y/N: **Yes**
Water Struct: **Not Applicable**
Water Features: **Other**
Under Contract:
Access To Property: **Yr Rnd Private Rd**
Shoreline: **Clean, Hard Bottom, Shallow**
Shoreline Road Allowance: **None**
Docking Type: **None**
View:

Waterfront: **Direct**
Easements/Restr: **Unknown**
Dev Charges Paid:
Shoreline Exposure: **East**
Water View: **Direct**
Lot Shape: **Irregular**

Waterfront Frontage (M):

HST App To SP: **Not Subject to HST**

Channel Name:
Lot Size Source: **GeoWarehouse**

Remarks/Directions

Client Rmks: **This is undoubtably one of the most spectacular waterfront lots to ever come to market in the western Kawarthas. The 15.4 acre property has 1,163 ft of waterfront on a point midway up the western shore of Four Mile Lake - one of the best lakes in the western Kawarthas that is famous for its spring-fed, crystal clear water. The lot is level and dry, and the owners have made a tremendous investment over many years to prepare the lot for development. The result is a vast area of gorgeous park-like terrain interspersed with mature trees that must be seen in person to truly appreciate, and where one can easily visualize their dream lake house and any number of accessory buildings and recreational facilities in an oasis of privacy and tranquility. There is hydro at the lot line and a driveway is in place, making a quick transition to building possible. Buyers may also be interested in the adjacent 107 acre lot, which is also being offered for sale.**

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

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **09/12/2025**