

Property Client Full

Portage Road, Kawartha Lakes, Ontario K0M 1B0

Listing

0 Portage Rd Kawartha Lakes

Active / Residential Freehold / Vacant Land

MLS®#: X7264210

List Price: \$2,100,000

New Listing



Kawartha Lakes/Kawartha Lakes/Rural Eldon

Tax Amt/Yr: \$3,175.00/2023 Transaction: Sale
SPIS: No DOM 0
Legal Desc: Pt N Pt Lt 13 Con N Portage Rd Eldon; Pt S Pt Lt

Style: Rooms Rooms+: +0
Fractional Ownership: BR BR+: 0(0+0)
Assignment: Baths (F+H): 0(0+0)
Link: SF Range:
Stories: SF Source:
Lot Front: 1,037.00 Fronting On: W
Lot Depth: 2,805.00
Lot Size Code: Feet

Zoning: A1
Dir/Cross St: County Rd 48/Macintyre Rd

PIN #: 631700616
Holdover: 90
Possession: Flexible

ARN #: 165116005016500 Contact After Exp: No
Possession Date:

Kitch Kitch + (0+)
Waterfront: Direct
Property Feat: Lake/Pond

Utilities: No Gas, Hydro Available, No Sewers, No Cable, No Telephone
Water: None
Sewers: None
Special Desig: Unknown

Water Name: Canal, Lake
Water Features: Trent System

Remarks/Directions

Client Rmks: A wonderful and rare opportunity to build on an immensely private 50-acre parcel of land with over 1,000 feet of frontage on some of the highest quality waterfront on Canal Lake. The property is level and treed with mostly sandy soil underneath, with the sand extending into the north-west-facing waterfront that is ideally sited for summer sunsets. There is an existing ATV trail that bisects the property, with the potential to develop a much larger network of trails within the property. One can also boat the entire Trent Severn Waterway from the waterfront. A hydro line extends across the property approximately 200 ft back from the waterfront, providing easy access to electricity. Easy access to Orillia, Newmarket and the GTA.

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

Prepared By: BRENDA CARROLL, Administrator

Date Prepared: 11/01/2023