

PORTAGE ROAD - PT N PT LT 13 Road, Bolsover, Ontario K0M 1B0

Listing

Client Full

0 PORTAGE ROAD - PT N PT LT 13 Rd
Bolsover

MLS® #: 40308227

Active / Land

Price: \$2,300,000



Kawartha Lakes/Kawartha Lakes/Eldon (Twp)

Residential



Water Body: Canal Lake

Type of Water: Lake

Tax Amt/Yr: \$2,950/2022

Zoning: A1

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: Sale

Lot Size Acres: 50.19

Acres Range: 50-99.99

Frontage: 1,037.00

Lot Dimensions: 1,037 x 2,805

Lot Irregularities:

Lot Shape: Irregular

Common Interest: Freehold/None

Tax Amt/Yr: \$2,950/2022

Remarks/Directions

Public 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 large lot and access from paved County Road 48 should allow for the construction of up to three dwelling units under the draft new rural zoning bylaws recently issued by the City of Kawartha Lakes. 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.**

Directions: **County Rd 48 between MacIntyre Rd and McKelvey Rd.**

Waterfront

Features: Trent System

Dock Type: None

Shoreline: Natural, Sandy

Shore Rd Allow: None

Island Y/N: No

Frontage: 1037.00

Exposure: North

Exterior

Property Access: Year Round Road

Area Influences: Lake/Pond

View: Lake

Topography: Level,

Wooded/Treed

Restrictions: Easement

Fronting: East

Land Information

Utilities:

Water Source: None

Well Testing:

Services: At Lot Line-Hydro

Soil Test/Date:

Acres Clear:

Lot Front (Ft): 1,037.00

Acres Waste:

Lot Depth (Ft): 2,805.00

Acres Workable:

Sewer: None

Water Treatment:

Location: Rural

Soil Type: Sandy

Lot Size: 50.188 Acres

Property Information

Legal Desc: PT N PT LT 13 CON N PORTAGE RD ELDON; PT S PT LT 13 CON N PORTAGE RD ELDON AS IN R345588

EXCEPT R377138; S/T BENEFICIARIES INTEREST IN R347692; S/T DEBTS IN R345588; KAWARTHA LAKES

Zoning: A1

Assess Val/Year: \$297,000/2022

PIN: 631700616

ROLL: 165116005016500

Possession/Date: Flexible/

Survey: Available/ 2006

Hold Over Days: 90

Occupant Type:

Deposit: \$100,000

Brokerage Information

List Date: 08/10/2022

List Brokerage: [KAWARTHA WATERFRONT REALTY INC. - 170](#)

Source Board: Kawartha Lakes

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 08/10/2022

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