

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® #: 40250464

Active / Land

Price: \$2,300,000



Kawartha Lakes/Kawartha Lakes/Eldon (Twp)

Residential

Water Body: **Canal Lake**Type of Water: **Lake**Tax Amt/Yr: **\$2,909/2021**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:

Common Interest: **Irregular**Tax Amt/Yr: **Freehold/None**

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: **04/30/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **04/30/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.