

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®#: 40160878
Active / Land Price: \$2,100,000



Kawartha Lakes/Kawartha Lakes/Eldon (Twp)

Residential



Water Body:	Canal Lake	Trans Type:	Sale
Type of Water:	Lake	Lot Size Acres:	50.19
Tax Amt/Yr:	\$2,909/2021	Acres Range:	50-99.99
Zoning:	A1	Frontage:	1,037.00
Devel Chrg Pd:		Lot Dimensions:	1,037 x 2,805
Official Plan:		Lot Irregularities:	
Site Plan Apprv:		Lot Shape:	Irregular
		Common Interest:	Freehold/None
		Tax Amt/Yr:	\$2,909/2021

Remarks/Directions

Public Rmks: **A wonderful and rare opportunity to develop 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. The south edge of the property is adjacent to paved County Road 48 which affords easy access to Orillia, Newmarket and the GTA.**

Directions: **County Rd 48 to MacIntyre Rd**

Waterfront

Features:	Trent System	Frontage:	1037.00
Dock Type:	None	Exposure:	
Shoreline:	Natural, Sandy		
Shore Rd Allow:	None		
Island Y/N:	No		

Exterior

Property Access:	Year Round Road	Fronting:	East
Area Influences:	Lake/Pond		
View:	Lake		
Topography:	Level, Wooded/Treed		
Restrictions:	Easement		

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro	Soil Type:	Sandy
Soil Test/Date:		Lot Size:	50.188 Acres
Acres Clear:		Acres Waste:	
Lot Front (Ft):	1,037.00	Acres Workable:	
		Lot Depth (Ft):	2,805.00

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	Survey:	Available/ 2006
Assess Val/Year:	\$297,000/2021	Hold Over Days:	90
PIN:	631700616	Occupant Type:	
ROLL:	165116005016500	Deposit:	50000
Possession/Date:	Flexible/		

List Date: **09/02/2021**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record **Date Prepared: 09/23/2021**

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