

# 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: \$1,150,000



## 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:

Lot Size Acres:

Acres Range:

Frontage:

Lot Dimensions:

Lot Irregularities:

Lot Shape:

Common Interest:

Tax Amt/Yr:

Sale

50.19

50-99.99

1,037.00

1,037 x 2,805

Irregular

Freehold/None

\$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  
**Dock Type:** None  
**Shoreline:** Natural, Sandy  
**Shore Rd Allow:** None  
**Island Y/N:** No

**Frontage:** 1037.00  
**Exposure:**

### 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:** Acres Waste:  
**Lot Front (Ft):** 1,037.00 **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:** \$297,000/2021  
**PIN:** 631700616  
**ROLL:** 165116005016500  
**Possession/Date:** Flexible/  
**Survey:** Available/ 2006  
**Hold Over Days:** 90  
**Occupant Type:**  
**Deposit:** 50000

**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:** 09/07/2021

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