

399 CREGO LAKE Road, Norland, Ontario K0M 2L0

Listing

Client Full
Active / Land

399 CREGO LAKE Rd Norland

MLS® #: 40090650
Price: **\$199,000**



Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Residential

Water Body: **Crego Lake**Type of Water: **Lake**Tax Amt/Yr: **\$925/2020**Zoning: **LSR-1**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**Lot Size Acres: **1.39**Acres Range: **0.50-1.99**Frontage: **120.00**Lot Dimensions: **120**

Lot Irregularities:

Lot Shape:

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

Remarks/Directions

Public Rmks: **This is a vacant building lot on Crego Lake, a lovely lake that is perfect for those searching for natural beauty, tranquility and opportunities for outdoor activity within an easy drive from the GTA. The gently sloping lot is generous in size at 1.4 acres and has 120' of south-east facing waterfront. Crego Lake is located on the southern edge of the Precambrian shield, with granite topography similar to that found further north in Haliburton. There are only 60 cottage properties on the lake and there is a maximum 10 hp outboard motor restriction. The lake association owns 600 acres of surrounding wilderness with hiking and cross-country ski trails.**

Directions: **Highway 35 to Norland; East on County Road 45 to Crego Lake Road**

Waterfront

Features: **Motors Restricted**Dock Type: **None**Shoreline: **Natural**Shore Rd Allow: **None**Island Y/N: **No**Frontage: **120.00**Exposure: **South**

Exterior

Property Access: **Private Road**Area Influences: **Lake/Pond**View: **Lake**Restrictions: **None**Fronting: **East**

Land Information

Utilities:

Well Testing:

Services: **At Lot Line-Hydro**

Soil Test/Date:

Acres Clear:

Lot Front (Ft): **120.00**

Acres Waste:

Lot Depth (Ft):

Acres Workable:

Sewer:

Location:

None**Rural**

Soil Type:

Rocky

Lot Size:

1.39 Acres

Property Information

Legal Desc: **LT 25 PL 494 T/W R443798; KAWARTHA LAKES**Zoning: **LSR-1**Assess Val/Year: **\$96,000/2021**PIN: **631200537**ROLL: **165131003014627**Possession/Date: **Flexible/**Survey: **None/**Hold Over Days: **90**

Occupant Type:

Deposit:

Brokerage Information

List Date: **04/01/2021**List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 82**Source Board: **Kawartha Lakes****Prepared By: DAVID DONAIS, Broker of Record****Date Prepared: 04/01/2021****POWERED by itsorealestate.com. All rights reserved.*****Information deemed reliable but not guaranteed.* CoreLogic Matrix**