

LOT 103 PL 366 MCGUIRE BEACH Road, Kirkfield, Ontario K0M 2B0

Listing

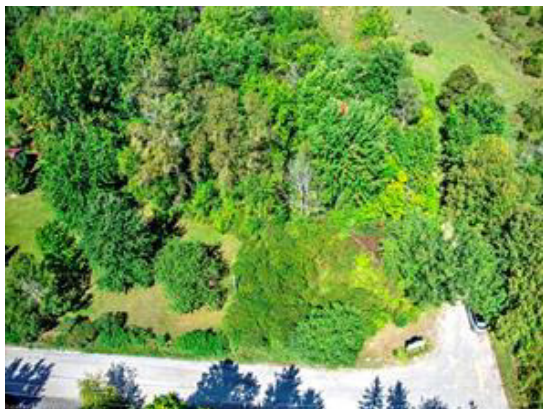
Client Full

LOT 103 PL 366 MCGUIRE BEACH Rd
Kirkfield

MLS® #: 40166453

Active / Land

Price: \$99,000



Kawartha Lakes/Kawartha Lakes/Carden (Twp)

Residential

Water Body: **Trent-Severn**Type of Water: **Lake**Tax Amt/Yr: **\$85/2021**Zoning: **LSR**

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**0.35****< 0.5****70.00****70 x 215****Rectangular****Freehold/None****\$85/2021**

Remarks/Directions

Public Rmks: **This is a back lot on Canal Lake with deeded waterfront access. The lot is 0.345 acres with 70 feet of frontage and 215 feet deep. It is dry, level and very private. Canal Lake is part of the Trent-Severn Waterway and is great for fishing. There are a number of year-round residents in this pleasant community along McGuire Beach Road. The property is accessed by a municipally serviced road and it is an easy drive to Orillia, Newmarket and the GTA.**

Directions: **County Rd 48 to County Rd 6 (Kirkfield Rd). North to McGuire Beach Rd.**

Waterfront

Features: **Trent System, Waterfront-Deeded**Dock Type: **None**

Shoreline:

Shore Rd Allow: **None**Island Y/N: **No**Frontage: **0.00**

Exposure:

Exterior

Property Access: **Year Round Road**Area Influences: **Lake Access**View: **Forest**Topography: **Level**Restrictions: **Unknown**Fronting: **North**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro, Garbage/Sanitary Collection**

Acres Clear:

Lot Front (Ft): **70.00**

Acres Waste:

Lot Depth (Ft): **215.00**

Acres Workable:

Sewer: **None**

Water Treatment:

Location: **Rural**

Lot Size:

0.345 Acres

Property Information

Legal Desc: **LT 98 PL 336 T/W R273702; KAWARTHA LAKES**Zoning: **LSR**Assess Val/Year: **\$9,900/2021**PIN: **631690038**ROLL: **165103600126100**Possession/Date: **Flexible/**Survey: **Boundary Only/ 1956**Hold Over Days: **90**

Occupant Type:

Deposit: **\$5,000**

Brokerage Information

List Date: **09/17/2021**List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**Source Board: **Kawartha Lakes**Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **09/17/2021**POWERED by itsorealestate.com. All rights reserved.

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