

# PT LT 14 CON 1 DIGBY PT, Digby Twp, Ontario K0M 2B0

Listing

Client Full  
**Active / Land**

[0 PT LT 14 CON 1 DIGBY PT Digby Twp](#)

MLS®#: 40320273  
Price: **\$699,000**



## Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

Residential



Water Body: **Head River**

Type of Water: **River**

Tax Amt/Yr: **\$1,475/2022**

Zoning: **A1-01**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **100+**

Frontage: **2,100.00**

Lot Dimensions: **2,100 x 3,392**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$1,475/2022**

### Remarks/Directions

Public Rmks: **This is a unique opportunity to own a 101 acre parcel of virgin wilderness with 2,100 feet of waterfront along the Head River (aka Fishog River), a short distance from its outlet into Head Lake. The property is in Canadian Shield country, with sections of beautiful granite shoreline with deep-water swimming that would make ideal building sites. The interior has elevated outcroppings that provide spectacular sunset views and vistas over Head Lake. The property is adjacent to the uninhabited 83,000 acre QE II Wildlands Provincial Park, and the many animal trails within the property attest to the abundance of wildlife. The Fishog River provides easy access to a network of wilderness lakes within the Park upriver, and to the more developed Head Lake just a few hundred metres downriver. Head Lake is an easy 90 minute drive from the GTA. Prospective buyers can consult with the Municipality about development options but they had previously advised the current owners that it may be possible to redesignate the property as Tourist Commercial and allow a cluster of cabins as part of a resort under single ownership. Access to the property is by boat from Head Lake, although the owners would consider selling in conjunction with this property a two acre parcel directly across the river that has road access and a newly constructed cottage.**

Directions: **Boat access from Head Lake to the Fishog River.**

### Waterfront

Features: **Riverfront**  
Dock Type: **None**  
Shoreline: **Natural**  
Shore Rd Allow: **None**  
Island Y/N: **No**

Frontage: **2100.00**  
Exposure: **South**

### Exterior

Property Access: **Boat Access**  
Area Influences: **Lake Access**  
View: **River**  
Topography: **Rocky, Wooded/Treed**

Fronting:

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **None**  
Soil Test/Date:  
Acres Clear:  
Lot Front (Ft): **2,100.00**

Acres Waste:  
Lot Depth (Ft): **3,392.00**

Acres Workable:  
Lot Size: **101.35 Acres**

Sewer: **None**  
Water Treatment:  
Location: **Rural**  
Soil Type: **Rocky**

### Property Information

Legal Desc: **PT LT 14 CON 1 DIGBY PT 1, 57R6158, T/W R354199; KAWARTHA LAKES**  
Zoning: **A1-01**  
Assess Val/Year: **\$148,000/2022**  
PIN: **631030155**  
ROLL: **165142000167202**  
Possession/Date: **Flexible/**

Survey: **Available/ 1990**  
Hold Over Days: **90**  
Occupant Type:  
Deposit: **35,000**

### Brokerage Information

List Date: **09/15/2022**  
List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**   
Source Board: **Kawartha Lakes Real Estate Association**

Prepared By: **DAVID DONAIS, Broker of Record**

Date Prepared: **09/15/2022**

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