

# COUNTY ROAD 46 - PT LT 13 Road, Bolsover, Ontario K0M 1K0

Listing

Client Full

**0 COUNTY ROAD 46 - PT LT 13 Rd**  
**Bolsover**

MLS® #: 40161257

**Active / Land**Price: **\$89,900**

## Kawartha Lakes/Kawartha Lakes/Eldon (Twp)

### Residential

Tax Amt/Yr: **\$338/2021**  
 Zoning: **A1**  
 Devel Chrg Pd:  
 Official Plan:  
 Site Plan Apprv:

Trans Type: **Sale**  
 Lot Size Acres: **0.57**  
 Acres Range: **0.50-1.99**  
 Frontage: **262.00**  
 Lot Dimensions: **262 x 155**  
 Lot Irregularities:  
 Lot Shape: **Pie**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$338/2021**

### Remarks/Directions

Public Rmks: **A 0.566 acre vacant building lot near the junction of County Rd 46 and County Rd 48, just south of Canal Lake. Easy access to Orillia, Newmarket and the GTA.**

Directions: **Just south of junction of County Rd 46 and County Rd 48.**

### Exterior

Property Access: **Municipal Road**  
 Area Influences: **Highway Access**  
 View:  
 Topography: **Level**  
 Restrictions: **Easement**

Fronting: **East**

### Land Information

Utilities:  
 Water Source: **None**  
 Well Testing:  
 Services: **At Lot Line-Hydro**  
 Acres Clear:  
 Lot Front (Ft): **262.00**  
 Acres Waste:  
 Lot Depth (Ft): **155.00**

Sewer: **None**  
 Water Treatment:  
 Location: **Rural**  
 Acres Workable:  
 Lot Size: **0.566 Acres**

### Property Information

Legal Desc: **PT LT 13 CON S PORTAGE RD ELDON AS IN R345588 LYING BTN PT 11, 14 57R1826 & R386874 & HWY 350; S/T E12966 CITY OF KAWARTHA LAKES**  
 Zoning: **A1**  
 Assess Val/Year: **\$34,500/2021**  
 PIN: **631710310**  
 ROLL: **165111600501430**  
 Possession/Date: **Flexible/**  
 Survey: **Available/ 2006**  
 Hold Over Days: **90**  
 Occupant Type:  
 Deposit: **5000**

### Brokerage Information

List Date: **08/31/2021**  
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**   
 Source Board: **Kawartha Lakes**

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

**Date Prepared: 09/03/2021**

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