

54 Boyce Trail, Norland

WATERFRONT ON Gull River



This is a lovely property with exceptional potential on a section of the Gull River that is one of the undiscovered gems of the western Kawarthas. There is perfect swimming for both children and adults in the gently flowing crystal clear waters with wade in sand bottom shoreline that gradually transitions to deeper water.

This property is one of the largest in the area with 200 feet of waterfront on one acre. The lot is gently sloping and nicely treed, providing plenty of open areas for outdoor activities. There is a compact three season cottage near the waterfront with an interior that has been comprehensively updated in the past year. The property has never flooded, and with its easy year-round access to Highway 35, private boat launch and proximity to a vast network of ATV and snowmobile trails, has great potential for further development as a year-round home or weekend getaway.

PRICE	\$369,000
LEGAL DESCRIPTION	PT LT 10 CON 11 LAXTON; PT SHORE RDAL LAXTON ALONG THE WLY SHORE OF GULL RIVER, CLOSED BY R143655, PT 12, 13, 30 & 31, 57R2836; T/W R376845; CITY OF KAWARTHA LAKES
PIN	632730483
LOT SIZE	1.03 Acres
ZONING	LSR
WATER FRONTAGE	200 Feet (as per Geowarehouse)
WATERFRONT EXPOSURE	East
SHORELINE	Clean, Sandy
TAXES	\$1,630 (2019)
ASSESSED VALUE	\$165,000 (2016)
STYLE	Bungalow

LISTING INFORMATION: 54 Boyce Trail on Gull River

SQUARE FOOTAGE	591 Sq Ft
BEDROOMS	Two Bedrooms
BATHROOMS	2 PC Bath
SERVICES	Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone
OTHER STRUCTURES	Bunkhouse, Shed
TOPOGRAPHY	Level
ACCESS	Private Road
ROOFING	Asphalt
EXTERIOR SIDING	Wood
WATER	River Water
SEWAGE	Septic System
BASEMENT	None
FOUNDATION	Piers
HEATING	Space Heaters
RENTAL ITEMS	None
CHATELS INCLUDED	Microwave, Refrigerator, Stove, Smoke Detector, Window Coverings, Pantry Cupboards
FIXTURES EXCLUDED	None