

Property Client Full

2348 Northeys Bay Road, North Kawartha, Ontario K0L 2H0

Listing

**2348 Northeys Bay Rd North Kawartha**  
**Active / Residential Freehold / Vacant Land**

MLS®#: X7404654  
 List Price: \$324,900



**Peterborough/North Kawartha/Rural North Kawartha**

Tax Amt/Yr: **\$314.47/2023** Transaction: **Sale**  
 SPIS: **No** DOM: **48**  
 Legal Desc: **Part Lt 4 Con 11 Geographic Twp of Burleigh (Southern Divisions) Pt 1 Plan 45R16210 Twp of North Kawartha**

Style: **Other** Rooms Rooms+: **+0**  
 Fractional Ownership: **No** BR BR+: **0(0+0)**  
 Assignment: **No** Baths (F+H): **0(0+0)**  
 Link: SF Range:  
 Stories: SF Source:  
 Lot Front: **384.60** Fronting On: **S**  
 Lot Depth: **1,056.00**  
 Lot Size Code: **Feet**  
 Zoning: **Other Residential**  
 Dir/Cross St: **Cty Rd 28/Northeys Bay Rd**

PIN #: **282960227**  
 Holdover: **0**  
 Possession: **TBD**

ARN #: **153602000311503**  
 Possession Date:

Contact After Exp: **No**

Kitch Kitch + **(0+)**  
 POTL/Mnth Fee: **No**  
 Retirement: **No**  
 Property Feat: **Beach, Lake Access, Marina, River/Stream, Waterfront, Wooded/Treed**  
 Waterfront Y/N: **No**

Gar/Gar Spcs: **Other/0.0**  
 Drive Pk Spcs: **0.00**  
 Tot Pk Spcs: **0.00**  
 Pool: **None**  
 Energy Cert: **No**  
 Green PIS: **No**  
 Waterfront: **None**

Utilities: **No Gas, Hydro Available, No Sewers, No Cable, Telephone Available**  
 Water: **None**  
 Sewers: **None**  
 Special Desig: **Unknown**  
 Waterfront Frontage (M):

**Remarks/Directions**

Client Rmks: **Discover the untouched beauty of North Kawartha with this expansive 7.3-acre vacant land, a hidden gem nestled just off the serene shores of Stoney Lake, one of Ontario's most picturesque and sought-after regions. Surrounded by a breathtaking panorama of mature trees and diverse wildlife, the land offers an idyllic setting for a custom-built cottage or luxury retreat. Easily accessible yet offering seclusion, the property is located a comfortable distance from main roads, ensuring privacy without sacrificing convenience. Ideal for outdoor enthusiasts, the area is a haven for fishing, boating, hiking, and exploring the natural wonders of the Kawarthas. With its prime location and vast size this land holds significant potential for value appreciation or development, subject to necessary approvals. Whether you envision a tranquil lakeside retreat, a family compound, or a strategic investment, seize this chance to create your own slice of paradise in the heart of the Kawarthas.**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **03/06/2024**

Photos

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