

CABIN FEVER Drive, West Guilford, Ontario K0M 2S0

Listing



Client Full
Active / Land

[0 CABIN FEVER Dr West Guilford](#)

MLS®#: 40240683
Price: \$359,900



Haliburton/Dysart et al/Guilford

Residential



Water Body: **Burdock Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$969/2021**

Zoning: **WR4L**

Devel Chrg Pd: **No**

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Lot Size Acres: **1.30**

Acres Range: **0.50-1.99**

Frontage: **160.00**

Lot Dimensions: **160 x 427**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$969/2021**

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[Remarks/Directions](#)

Public Rmks: **An amazing opportunity to own your own waterfront property in the Haliburton Highlands featuring a gently sloping, heavily wooded environment. Burdock Lake, a small, no motors restricted lake, is just 10 minutes from West Guilford and all your shopping needs or 20 minutes to Haliburton Village for more major shopping. Also close to Sir Sam's Ski Area, Haliburton Forest and Wildlife for trails including snowmobile, skiing, dogsledding and a restaurant. Burdock Lake has a public access that is directly across the road from the Public Access to Bitter Lake so if you enjoy canoeing or kayaking you can portage the road easily in to Bitter Lake. Same goes for motorboating, if you enjoy water skiing or fishing simply launch your boat in to Bitter Lake or the many lakes nearby. Well priced, great lot, great location for your new cottage or home on a pretty lake in the Highlands.**

Directions: **From Highway 118 turn on to County Road 7 (Kennisis Lake Road) to Picadilly Bay Road to Cabin Fever Drive, lot is 2nd from the end and SOP**

[Waterfront](#)

Features: **Waterfront-Deeded**

Dock Type: **None**

Shoreline: **Clean, Mixed, Natural, Rocky, Sandy**

Shore Rd Allow: **Not Owned**

Island Y/N: **No**

Frontage: **160.00**

Exposure: **South**

[Exterior](#)
Site

Property Access: **Private Road, Year Round Road**

Surrounding Area

Area Influences: **Beach, Downtown, Golf, Hospital, Library, Place of Worship, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**

View: **Trees/Woods, Water**

Fronting:

Restrictions: **None**

School District: **Trillium Lakelands District School Board**

High School: **Haliburton Highlands Secondary School**

Elementary School: **JD Hodgson Elementary School**

[Comments](#)

Inclusions: **n**

Exclusions: **n**

[Land Information](#)

Utilities:

Water Source: **None**

Well Testing:

Services: **Cell Service, Electricity Available, Telephone Available**

Soil Test/Date:

Sewer: **None**

Water Treatment:

Location: **Rural**

Soil Type: **Mixed, Rocky, Sandy**

