# CABIN FEVER Drive, West Guilford, Ontario K0M 2S0

## Listing

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### **0 CABIN FEVER Dr West Guilford**

MLS®#: 40240683 Price: **\$359,900** 



## Haliburton/Dysart et al/Guilford

Water Body: Burdock Lake Type of Water: Lake Tax Amt/Yr: \$969/2021 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:	Rectangula
Common Interest:	Freehold/I
Tax Amt/Yr:	\$969/202

angular hold/None 9/2021

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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.

			Waterfront		
Dock Type: None Shoreline: Clean		erfront-Deeded e nn, Mixed, Natural, Rocky, Sandy Owned	Frontage: Exposure:	160.00 South	
			– Exterior ––––		
Site Property Access Surrounding Area Influences View: Restrictions: School District: High School: Elementary Sch	g Are	Private Road, Year Round Road a Beach, Downtown, Golf, Hospital, Schools, Shopping Nearby, Skiing, Trees/Woods, Water None Trillium Lakelands District School Haliburton Highlands Secondary S JD Hodgson Elementary School	Trails Board	<b>orship, Rec./Com</b> Fronting	
			Comments		
Inclusions: Exclusions:	n∖a n∖a				
Utilities: Water Source: Well Testing: Services:	None Cell S		and Information –	Sewer: Water Treatmer Location:	None nt: Rural
Soil Test/Date:				Soil Type:	Mixed, Rocky, Sandy

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

# Parcels:					Environmental A	Audit/Phase:	No
Acres Clear: Lot Front (Ft): 1	60.00	Acres Waste: Lot Depth (Ft):	427.00	Acres Workable:		Lot Size:	1.300 Acres
			Proper	ty Information –			
Legal Desc:	PT LT 15 C	CON 10 GUILFORD	PT 2 19R292	5 T/W H152872; D	YSART ET AL		
Zoning:	WR4L				Survey:	Boundary (	Only/ 1983
Assess Val/Year:	\$144,000/	2022			Hold Over Days:	0	
PIN:	39140020	3			Occupant Type:		
ROLL:	46240410						
Possession/Date:	30 - 59 Da	iys/			Deposit:	25000	
			Brokera	age Information			
List Date:	04/13/2	2022		5			
List Brokerage:	RE/MAX	PROFESSIONALS	NORTH, BRO	KERAGE, HALIBUR	TON 🖂		
Source Board:	The Lake	elands			-		
Prepared By: V	INCE DUC	HENE, Broker				Date Pre	pared: 04/15/2022
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