

\$279,000 - 261 Shuttleworth Road, Kawartha Lakes (somerville)

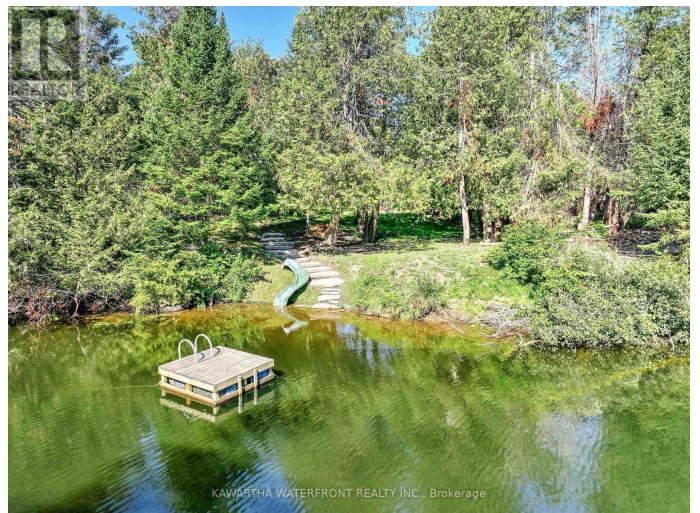
MLS® #X12363406

\$279,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Somerville, Kawartha Lakes (somerville),
Ontario

This is a prime building lot on the Burnt River with a multitude of attractive features, beginning with its location at the end of recently paved and municipally maintained Shuttleworth Road in an area with many attractive waterfront properties. The lot is just under 0.4 acres in size with 100 ft of south-east facing waterfront that is perfect for swimming - lovely limestone steps lead to sandy wade-in shoreline that transitions to deep weed-free water with a very gentle current. Privacy is excellent here, with undeveloped land along the south lot line and mature trees along the north lot line, with plenty of level open area in-between for outdoor activities. The property is currently used as a "glamping" site with two attractive bunkies - one for lounging and one for sleeping. There is also an outdoor privy with a Sunmar composting toilet, an enclosed outdoor shower, a covered wood shed, and a patio with a fire pit and outdoor eating area. Hydro has been brought into the property (200 Amp) and there is a drilled well. The property is being sold turn-key, although the owners are willing to remove the bunkies if the new owners wish to proceed directly to a new-build. Recreational opportunities include kayaking along the undeveloped western shoreline that extends for approximately 3 kilometers to the south, and the nearby Victoria Rail Trail is



ideal for biking and hiking, and provides easy access to a large network of ATV and snowmobile trails. (id:6289)

Essential Information

Listing #	X12363406
Price	\$279,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	261 Shuttleworth Road
Subdivision	Somerville
City	Kawartha Lakes (somerville)
Province	Ontario
Postal Code	K0M1K0

Amenities

Utilities	Electricity
Features	Level
Parking	No Garage
View	River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Furniture
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Exterior

Lot Description	100 x 169 FT under 1/2 acre
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Listing Details

Listing Office	KAWARTHA WATERFRONT REALTY INC.
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Listing information last updated on October 22nd, 2025 at 11:46am PDT