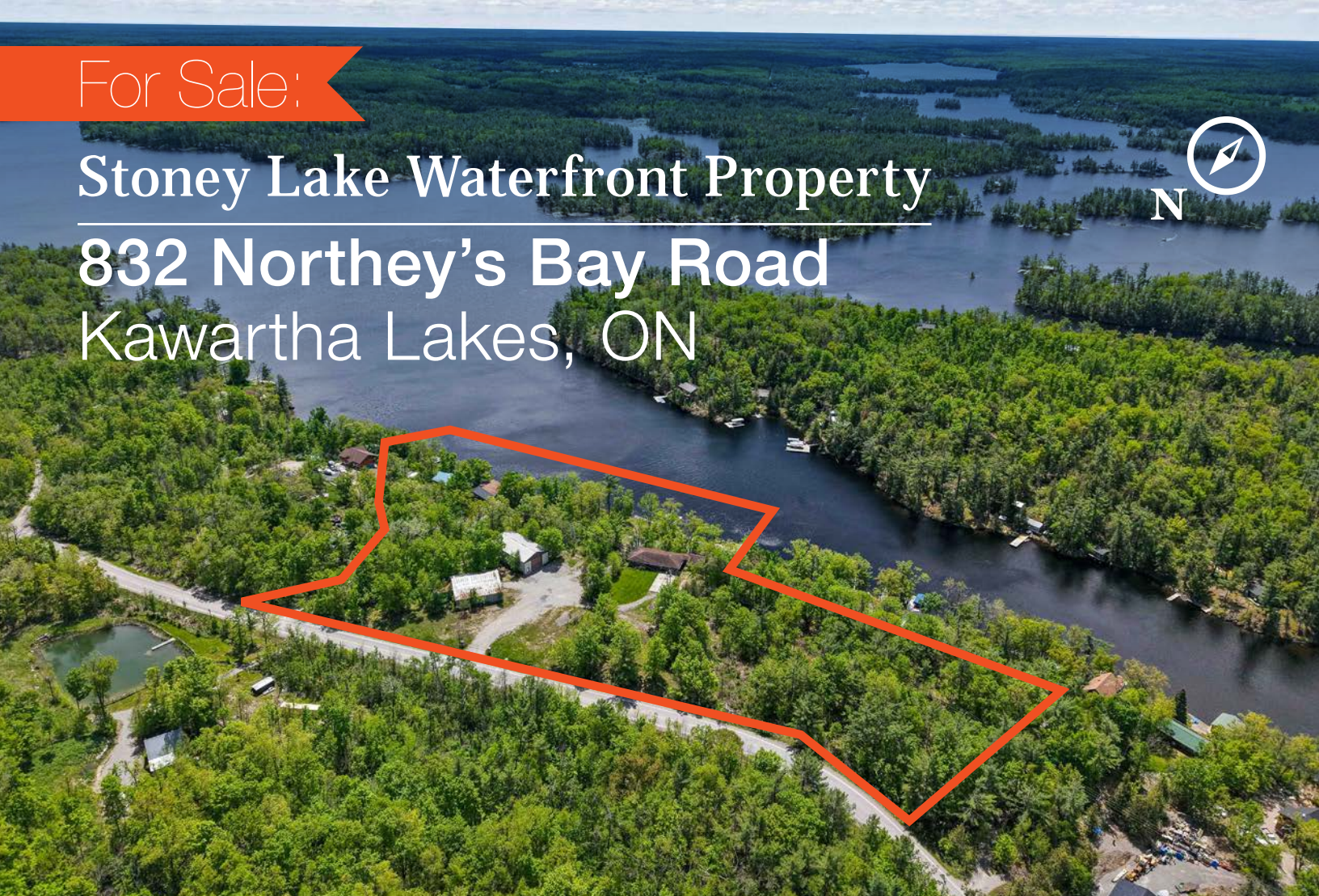


For Sale:

Stoney Lake Waterfront Property

832 Northey's Bay Road
Kawartha Lakes, ON



Lennard: CENTURY 21
United Realty Inc.
BROKERAGE



Artist Rendering Concept

Executive Summary

832 Northey's Bay Road • Woodview, ON

The Property presents a rare waterfront investment and redevelopment opportunity located at 832 Northey's Bay Road in the heart of the Kawartha Lakes region — one of Ontario's most recognized and sought-after recreational and cottage destinations. Situated on approximately ±5 acres with over 400 feet of direct waterfront frontage, the property offers exceptional shoreline exposure, natural beauty, and long-term investment potential within a highly desirable waterfront market.

Strategically positioned within the Kawarthas, the property benefits from access to a renowned network of lakes, waterways, marinas, recreational amenities, and year-round tourism activity that continues to attract both seasonal visitors and permanent residents from across the Greater Toronto Area and beyond. The Kawartha Lakes region has experienced continued demand driven by lifestyle migration, recreational boating, tourism growth, and limited supply of large-scale waterfront properties, further supporting the long-term value of premium waterfront assets.

The Property offers a unique opportunity for investors, marina operators, hospitality groups, and developers seeking a strategic waterfront holding with both existing utility and future upside potential. The combination of the site's significant land area, expansive waterfront frontage, and established marina setting provides flexibility for a range of future opportunities, subject to applicable approvals and planning considerations.

Located within a market known for its strong recreational appeal, growing population trends, and increasing demand for experiential waterfront destinations, the property is well-positioned to benefit from the continued evolution of Ontario's cottage country economy. Opportunities to acquire waterfront assets of this scale and prominence within the Kawartha Lakes region remain exceptionally limited, making the Property a compelling and highly strategic offering for both private and institutional purchasers.

Offering Process

The Vendor is offering the Property for sale on an as-is, where-is basis through an open marketing process. Offers will be reviewed on a first-come, first-served basis, and interested purchasers are encouraged to conduct their own due diligence and submit offers as they are prepared. The Vendor reserves the right to review, negotiate, and accept any offer at any time without prior notice.

Interested parties are encouraged to contact the Listing Agents directly to obtain additional information, access available due diligence materials, and discuss the opportunity in greater detail.

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Property Overview

\$ Asking Price
\$3,000,000

Total Acres
4.879 acres

View
South Facing

Water Front Frontage
412.5 ft

Zoning
CS - Shoreline Commercial Zone

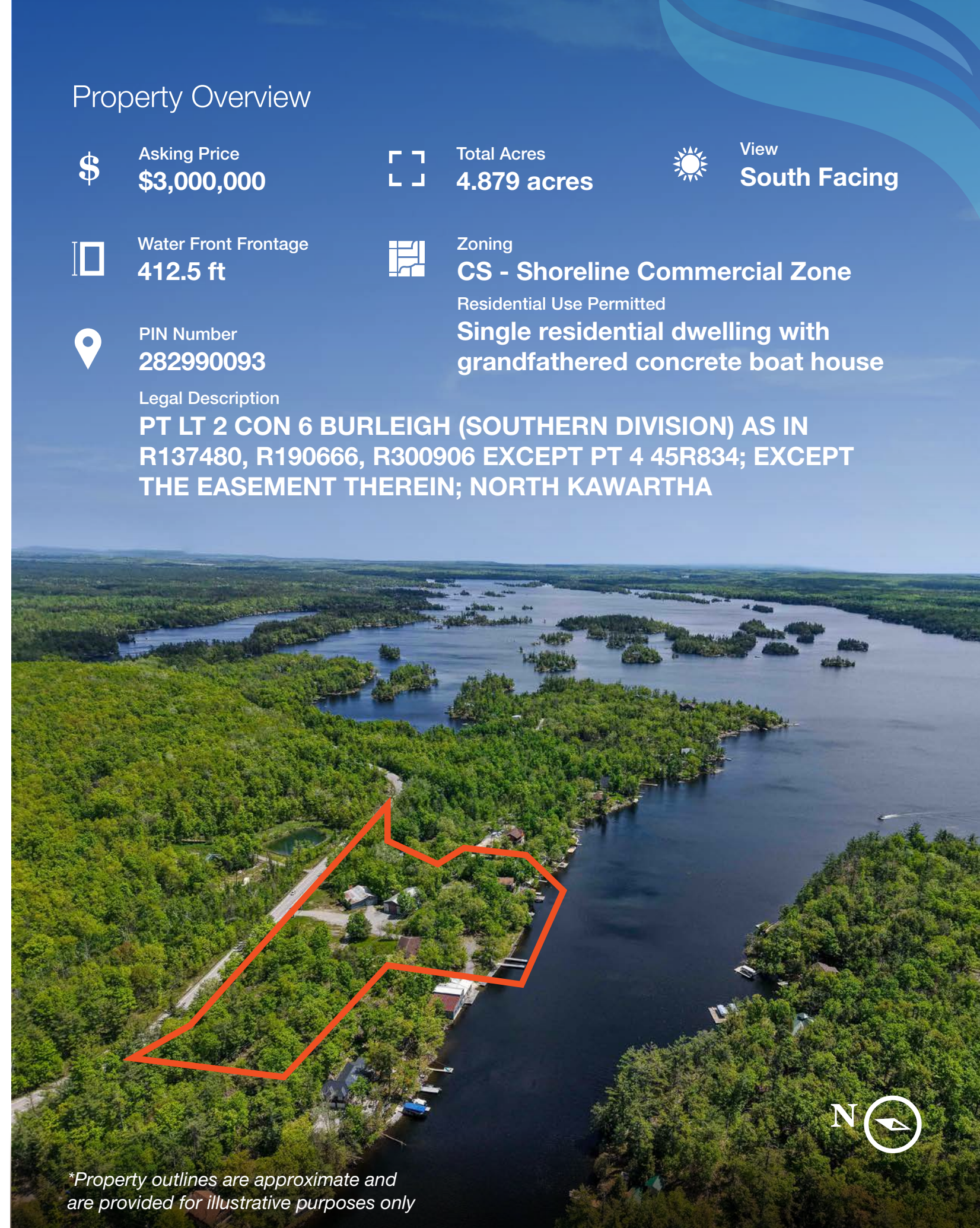
Residential Use Permitted

Single residential dwelling with grandfathered concrete boat house

PIN Number
282990093

Legal Description

PT LT 2 CON 6 BURLEIGH (SOUTHERN DIVISION) AS IN R137480, R190666, R300906 EXCEPT PT 4 45R834; EXCEPT THE EASEMENT THEREIN; NORTH KAWARTHA



**Property outlines are approximate and are provided for illustrative purposes only*

Kawartha

The Kawarthas, located in central Ontario, are known for their breathtaking landscapes, pristine lakes, and relaxed waterfront lifestyle. Often referred to as *Ontario's Cottage Country*, the region offers a unique blend of natural beauty, outdoor recreation, and small-town charm. With hundreds of interconnected lakes, scenic forests, and year-round activities including boating, fishing, hiking, snowmobiling, and golfing, the Kawarthas are a sought-after destination for families, vacationers, and those seeking a peaceful retreat from city life.

The region also benefits from close proximity to communities such as Peterborough and Lakefield, providing convenient access to restaurants, shopping, healthcare, schools, and local amenities while maintaining the tranquility of lakeside living. Whether enjoyed as a seasonal escape or a permanent residence, the Kawarthas offer an exceptional setting to build lasting memories surrounded by nature and waterfront beauty.

The Property is nestled in the heart of the Kawarthas, this exceptional Sunny Lake waterfront property offers a rare opportunity to create a private family estate surrounded by natural beauty, recreation, and year-round amenities. With expansive waterfront views, peaceful surroundings, and endless space to gather and build lasting memories, the property is perfectly suited for a multi generational retreat or legacy family compound.

Ideally located within close proximity to both the vibrant communities of Peterborough and Lakefield, the area provides convenient access to restaurants, shopping, healthcare services, and everyday essentials while maintaining the privacy and tranquility of cottage country living.

The surrounding community is rich with family-focused amenities, including a nearby community centre featuring tennis courts, pickleball, baseball facilities, meeting spaces, as well as local fire and ambulance services. Hockey arenas and recreational programming are also close by, making the property ideal for active families looking to enjoy all four seasons.

Whether envisioned as a luxury waterfront residence, a seasonal retreat, or a future family estate to be enjoyed for generations, this Sunny Lake property captures the lifestyle, recreation, and natural beauty that define the Kawarthas.



Location Overview

The Property is ideally situated within the picturesque Kawartha Lakes region, an area widely recognized as one of Ontario's premier recreational and cottage country destinations. Located along Northey's Bay Road, the property benefits from direct access to the region's extensive network of lakes and waterways, attracting boating enthusiasts, seasonal residents, tourists, and outdoor recreation users throughout the year.

The surrounding Kawarthas area is known for its vibrant waterfront communities, strong tourism economy, and abundance of recreational amenities including boating, fishing, golf courses, hiking trails, resorts, restaurants, marinas, and year-round outdoor activities. The region continues to experience increasing demand from both permanent residents and seasonal property owners seeking a lifestyle-oriented destination within convenient proximity to the Greater Toronto Area.

The Property also benefits from close access to a variety of local amenities and services. The nearby communities of Peterborough and Lakefield provide restaurants, grocery stores, retail shopping, LCBO locations, healthcare services, accommodations, and other day-to-day conveniences that support both residents and visitors to the area. The property is also close to a local community centre offering tennis courts, pickleball, baseball facilities, meeting rooms, as well as nearby fire and ambulance services. Additional recreational amenities, including local hockey arenas, further enhance the appeal of this waterfront location.

The property is located approximately:

- ±15 minutes to the Village of Buckhorn
- ±25 minutes to the Town of Lakefield
- ±35 minutes to the City of Peterborough
- Approximately 2 hours from the Greater Toronto Area

Its strategic location within the Kawartha Lakes region provides purchasers with the rare combination of waterfront exposure, recreational connectivity, and accessibility to established urban amenities, positioning the Property as both a lifestyle and long-term investment opportunity.



Official Plan

Recreation Commercial

The Recreation Commercial land use designation is intended to recognize existing tourist establishments and recreational uses and to promote further development of this component of the local economic base. The shorelines of lakes provide a recreational resource base which is capable of sustaining a moderate level of activity in terms of lodging, boating, fishing and other similar outdoor recreational activities.

Permitted Uses

Permitted uses within the Recreation Commercial designation shall include tourist establishments, resorts and other similar accommodation uses, marinas, boat rentals and repairs, and other similar recreational uses. Ancillary uses such as an office, indoor and outdoor recreational facilities, convenience and retail commercial uses, restaurants, eating establishments, and day spas shall also be permitted. An accessory single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.



Land Use Designation

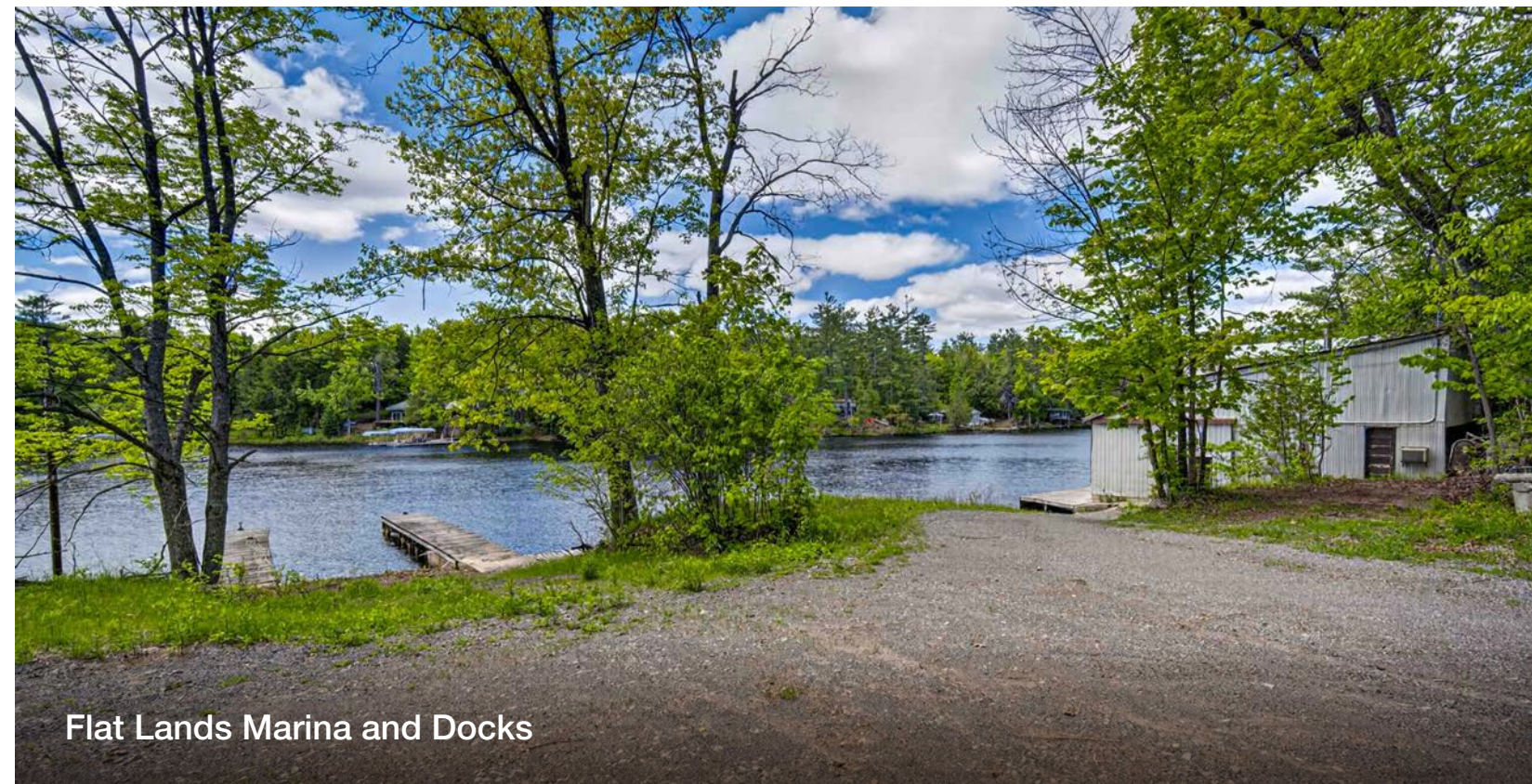
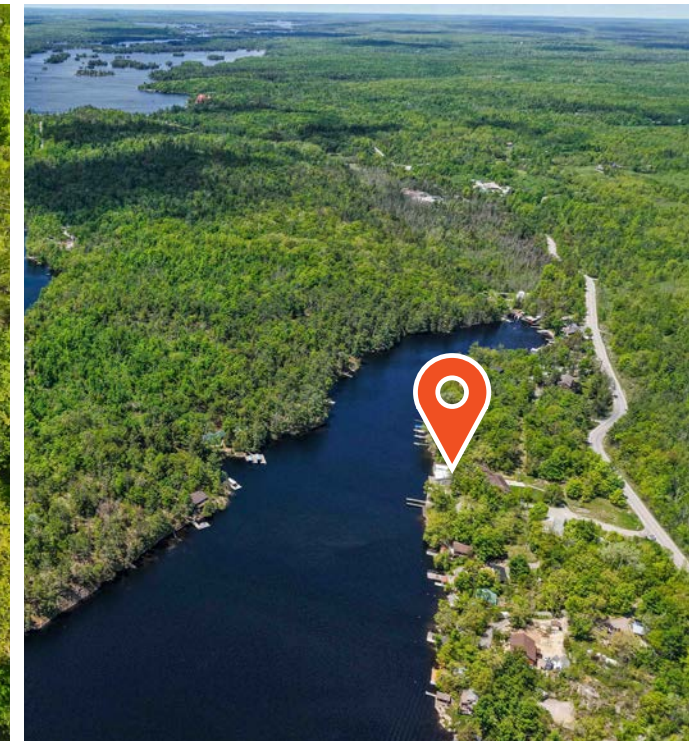
- Commercial
- Natural Core Area
- Rural
- Crown Lands & Provincial Parks
- Parks & Conservation
- Rural Settlement
- Extractive Industrial
- Recreation Commercial
- Trailer Park



Flat Lands with Storage Sheds



Aerial



Flat Lands Marina and Docks

Zoning

CS - Shoreline Commercial Zone

Uses Permitted:

No person shall within any (CS) zone use any lot or erect, alter, locate or use any building or structure for any purpose except one or more of the following (CS) uses, namely:

Residential:

- An accessory dwelling house or
- An accessory dwelling unit (apartment)

Commercial:

- A fuel pump island accessory to a marina; a marina;
- A marine facility;
- An open storage area accessory to a marina; a private park;
- A recreational establishment; a restaurant;
- A retail store accessory to a (CS) use; a tourist establishment;
- A parking area; a food truck

The Corporation of the Township of North Kawartha By-Law #26-2013



Former Marina
832 Northey's Bay Road

Site Area



Dock Edge to Eastern Lot Line
Approx 140' of Unused Flat Land

Boat house 3,444 SF
Approx 42' W X 82' L

Indoor Pool approx 2,200 SF
Approx 44' W X 50' L

Storage Shed 2,680 SF
Approx 69' W X 39' L

House approx 2,400 SF (main floor)
Approx 34' W X 70' L

Storage Barn 3,406 SF
Approx 77' W X 49' L

**Property outlines are approximate and are provided for illustrative purposes only*

Conceptual Renderings of Permitted Uses**

Residential Uses:

- Residential Dwelling – Family Compound
- Two Cottage Lots – would require municipal approvals (Will require Municipal rezoning / planning permission: Buyers are encouraged to contact a local planner)

Commercial Uses:

- Commercial Marina
- RV Park
- Restaurant
- Trailer Park
- Rental Cottages
- Or a combination of the above

Property Highlights



Established Boat Launch



2000 +/- SF Poured Concrete
2 Storey Boathouse with
Internal Boat Slip



Insulated Workshop with
Heating & Ceiling Fans



Matured Tree Lot



Flat Lying Land

**Artist Rendering Concept
Buyer to verify development and design



Family Compound



Two Cottage Lots



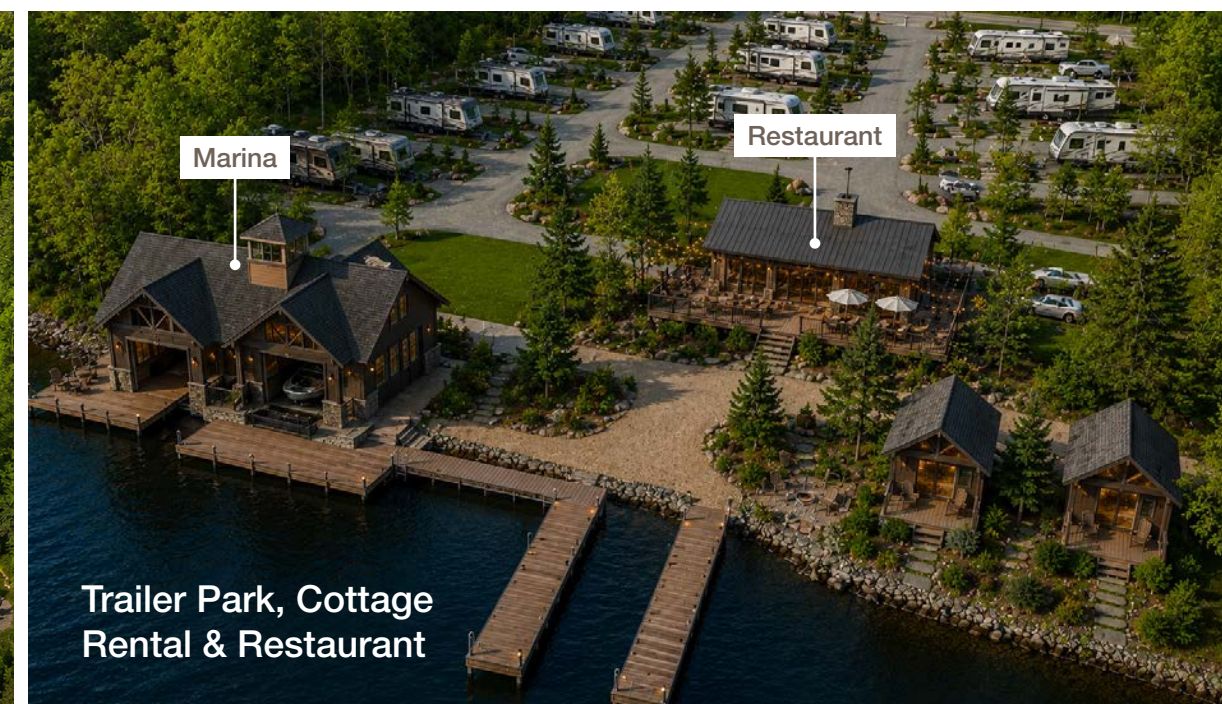
Marina RV Trailer Park



Marina

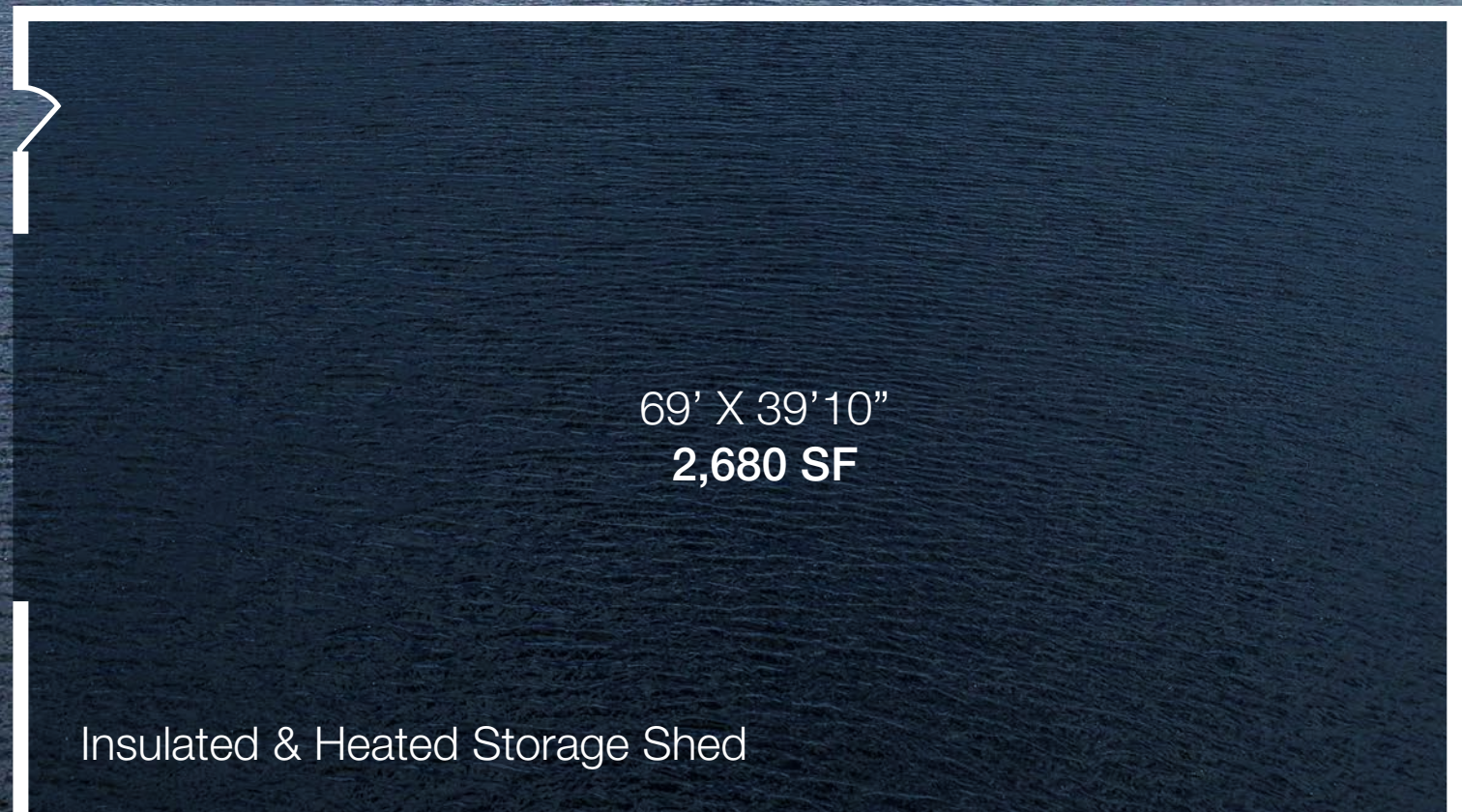
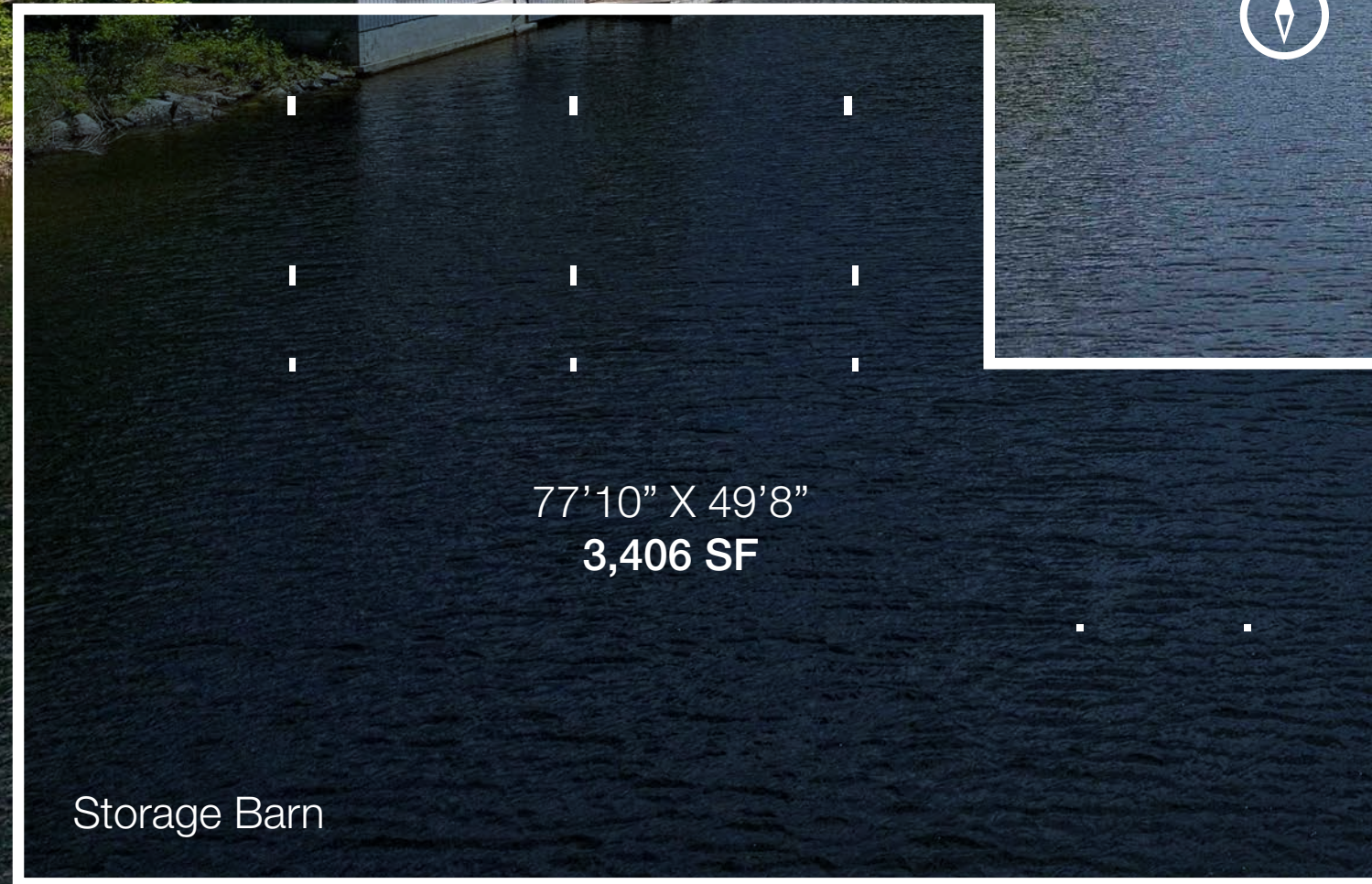


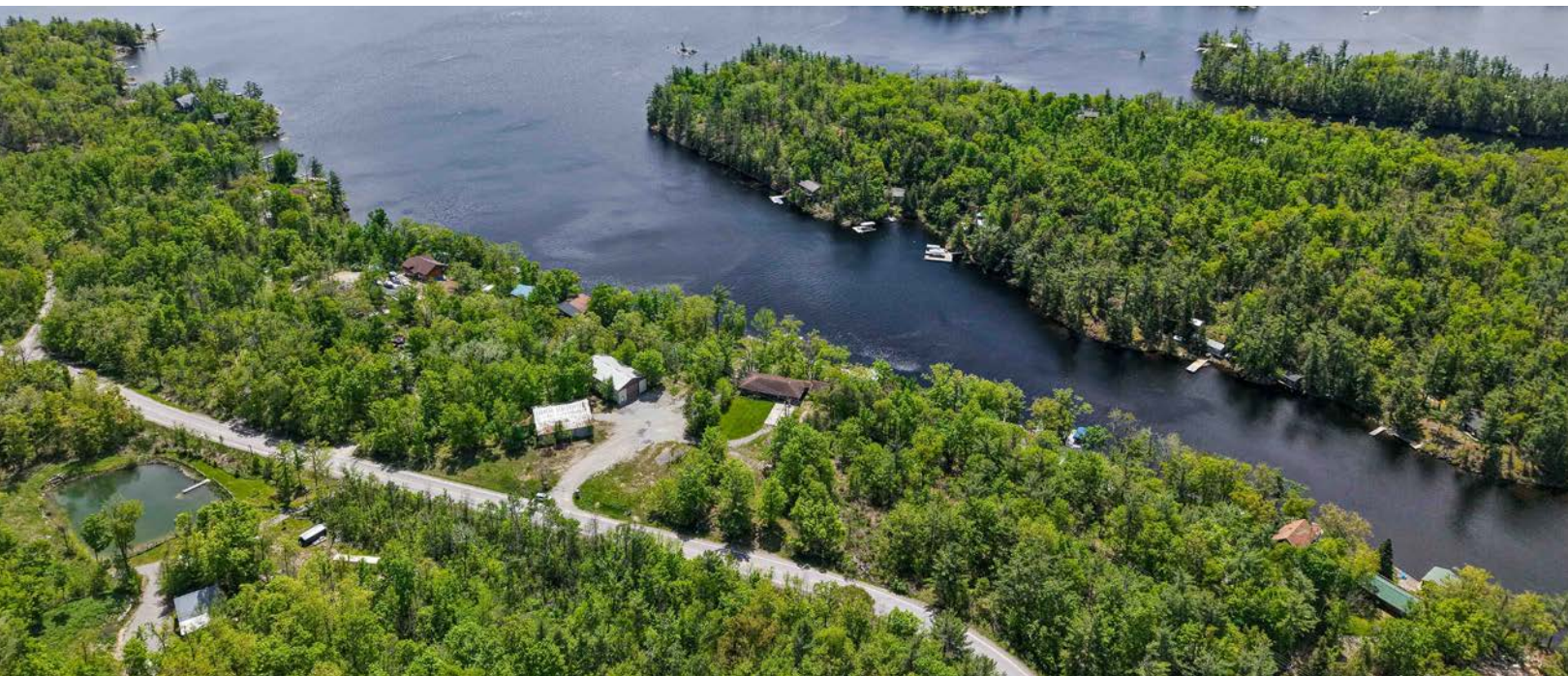
Marina Cottage



Trailer Park, Cottage
Rental & Restaurant

Floor Plans





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