

FEATURE SHEET

5620 COUNTY RD #46, HAVELOCK, ON

KEY FEATURES

- 135 feet of private waterfront with sandy entry and deep water off the docks
- 4-season main cottage with 4 bedrooms and 2 bathrooms
- Charming 3-season guest cabin right at the water's edge—perfect for guests or extended family
- Bright, open-concept layout with a spacious kitchen and two propane fireplaces
- Sunroom with stunning lake views—ideal for relaxing year-round
- West-facing exposure for gorgeous evening sunsets
- Extensive decking and dock space for outdoor living and entertaining
- Heated water line and updated well pump (2023)
- Quiet, peaceful setting surrounded by mature trees and natural beauty
- Year-round municipal road access – Maintained in all seasons for easy, reliable entry, including winter months.
- Strong rental appeal with flexible layout and separate guest accommodations (Buyer to do own due diligence)

INCLUSIONS

Refrigerator, Stove, Microwave, Washer, Dryer, Refrigerator in Cabin, Microwave in Cabin, TV Mounts, Pizza Oven (All Appliances sold in As, Is Condition)

EXCLUSIONS

Furniture, Decor Items, TVs, Personal Belongings, Caribou Mount over Fireplace



Tom Sangster | REALTOR®

C: (705) 761-3303

E: tsangster@royallepage.ca

W: tomsangster.com

W2: peterboroughwaterfront.com



Frank Real Estate

Brokerage

Independently owned and operated

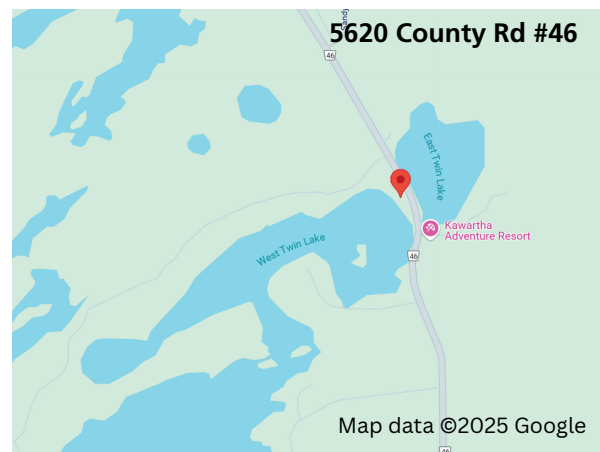
Not intended to solicit individuals currently under contract

FEATURE SHEET

5620 COUNTY RD #46, HAVELOCK, ON

THE AREA

- Village of Havelock - 28km
- Village of Lakefield - 59km
- City of Peterborough - 54km
- Havelock Fire Hall #1 - 28km
- Kingdon Timber Mart - 27km
- Campbellford Hospital - 28km
- Kawartha Highlands Prov. Park - 31km
- Havelock Foodland - 28km
- Petroglyphs Provincial Park - 31km



TAXES AND OTHER INFORMATION

- Property Taxes - \$3,791.32 (2024)
- Garbage & Recycling taken to Havelock Transfer Station (4km - 4755 County Rd #46)

MAKING REAL ESTATE WORK FOR YOU



Tom Sangster | REALTOR®

C: (705) 761-3303

E: tsangster@royallepage.ca

W: tomsangster.com

W2: peterboroughwaterfront.com

Not intended to solicit individuals currently under contract



Frank Real Estate

Brokerage

Independently owned and operated