



THE
RE/MAX HALLMARK
COLLECTION



THE CROWN JEWEL
OF CLEAR LAKE

1971 FIDDLERS LANE
LAKEFIELD, ON



TABLE OF CONTENTS

WHAT IT'S LIKE LIVING HERE	2
WELCOME	3
GENERAL SPECIFICATIONS	4
SPECIAL FEATURES	5
SOMETHING FOR EVERYONE	6
PREMIUM HOME OPERATIONS	7
CULINARY HAVEN	8
ELEVATE YOUR LIFESTYLE	9
DOUBLE THE COMFORT, DOUBLE THE VIEWS	10
RETREAT & REJUVINATE	12
THE GRAND BOATHOUSE & DOCKING SYSTEM	13
THE OUTDOOR LIVING	14
ARCHITECTURAL OVERVIEW	15
WHAT'S AROUND	17

WHAT IT'S LIKE *Living here*

A Rare Opportunity To Experience The Perfect Blend Of Serene Lakeside Living And The Vibrant Charm Of A Close-Knit Community. Situated Among The Stunning Waterways Of The Kawartha Lakes Region, This Property Provides Direct Access To Some Of The Area's Most Celebrated Lakes, Including Stoney Lake And The Otonabee River. These Pristine Waters Offer Endless Opportunities For Boating, Fishing, Kayaking, And Outdoor Recreation, Making It A Paradise For Water Enthusiasts And Nature Lovers Alike.

Boating Along The Trent Severn Waterway And Exploring The 1,000+ Scenic Islands Of Stoney Lake Are Just A Few Of The Incredible Experiences Awaiting You. Additionally, The Juniper Island Yacht Club Is Nearby, Offering A Social Hub For Boating Enthusiasts And A Place To Relax With Like-Minded Individuals.

Set In An Iconic Location Along Birchview Road, This Property Is Part Of An Exclusive Waterfront Community Where Neighbors Share A Love For The Natural Beauty And Tranquility Of Their Surroundings. Whether You're Cruising The Calm Waters, Relaxing On The Dock, Or Enjoying The Peace Of This Idyllic Environment, The Lifestyle Here Is Unparalleled.



The Village Of Lakefield, Just Moments Away, Is A Picturesque Community Renowned For Its Welcoming Atmosphere And Small-Town Charm. With Its Quaint Streets Lined With Boutique Shops, Gourmet Restaurants, And Cozy Cafés, It's A Place Where You Can Savor The Simple Joys Of Life. Whether You're Enjoying A Leisurely Walk Along The Waterfront, Browsing Through The Local Galleries, Or Dining At One Of The Area's Fine Restaurants, Lakefield Offers A Peaceful Yet Sophisticated Lifestyle.

For Those Seeking A Broader Range Of Amenities, The City Of Peterborough Is Just A Short Drive Away, Providing Access To A Wealth Of Services, Cultural Attractions, And World-Class Dining. From The Vibrant Arts Scene And Cultural Events To Shopping And Entertainment Options, You'll Find Everything You Need To Complement Your Luxurious Lifestyle.

Welcome to

The Crown Jewel Of Clear Lake

*WHERE ARCHITECTURAL BRILLIANCE MEETS
WATERFRONT SERENITY*

*Embracing 170 Feet Of Pristine Clear Lake
Shoreline, 1971 Fiddlers Lane Stands As A
Masterful Waterfront Sanctuary.
This Architectural Achievement Delivers A
Transformative Lakeside Lifestyle Where
Luxury Meets Nature's Grandeur.*



GENERAL SPECIFICATIONS



YEAR BUILT:
2013

LOT SIZE:
170 X 263
(1.03 ACRES)

WATERFRONT:
170 FT

FINISHED SQFT:
5,000+ FT²

GARAGE:
2 GARAGE SPACES +
2 CARPORT SPACES

EXPOSURE:
NORTH EAST

BEDROOMS:
4+1

BATHROOMS:
6

INDOOR ELEVATOR &
OUTDOOR ELEVATOR
TO BOATHOUSE

LOFT ABOVE GARAGE
WITH 3PC BATH

A DESIGN THAT BREATHES *Elegance*

The Grand Entrance Opens To A Stunning, Open-Concept Living Space, Where Floor-To-Ceiling Windows Not Only Flood The Room With Natural Light But Also Offer Panoramic Views Of Clear Lake. The Warm, Natural Tones Create An Inviting Ambiance That's Both Chic And Cozy.

SPECIAL FEATURES

ARCHITECT: TONY WALKER

150 YEAR OLD ELM HARDWOOD
FLOORS THROUGHOUT MAIN LEVEL

PRE-ENGINEERED TIMBER FRAME
TRUSSES SOURCED FROM BRITISH
COLUMBIA

ALL TIMBER WAS DRIED THROUGH A
PROCESS CALLED RADIO FREQUENCY
(RF) VACUUM DRYING. THIS METHOD
USES ELECTROMAGNETIC WAVES TO
HEAT THE WATER INSIDE THE WOOD,
CAUSING IT TO EVAPORATE
EFFICIENTLY: PREVENTS WARPING,
REDUCES CRACKING AND SPLITTING
& OFFERS BETTER QUALITY AND
STRENGTH

2 ELEVATORS

HEATED ITALIAN CARRERA MARBLE
FLOORS THROUGHOUT LOWER LEVEL

Something For Everyone



For Those Seeking Privacy: Tranquility, Seclusion & Breathtaking Views

Offering The Ultimate Retreat For Those Seeking Privacy And Tranquility, The Property Is Surrounded By Lush Landscaping And Expansive Grounds, Ensuring Complete Seclusion Just Moments From The Water. Sweeping Lake Views From Every Angle Create An Oasis Where You Can Unwind And Disconnect. Whether Lounging On The Dock Or Exploring Your Private Sanctuary, Peace And Serenity Await At Every Turn.

For The Entertainer: Designed For Gatherings & Grand Moments

Seamlessly Blending Indoor And Outdoor Spaces, This Home Features A Gourmet Kitchen With An Expansive Entertainer's Island That Flows Into The Open Concept Living And Dining Areas. Framed By Sweeping Lake Views, It's The Perfect Setting For Everything From Intimate Dinners To Lively Celebrations Under The Stars.

For The Water Enthusiast: Dock. Dive. Discover.

Set Along The Pristine Shores Of Clear Lake, In One Of The Area's Most Sought-After Locations, A Private Dock Offers Easy Access To Boating, Fishing, And Paddleboarding On Crystal-Clear Waters. Enjoy A Peaceful Sunrise Cruise, Dive In For A Swim, Or Simply Savor The Tranquil Lake Views. Whether Seeking Adventure Or Serenity, This Is The Pinnacle Of Waterfront Living.



PREMIUM HOME OPERATIONS



GENERAC GENERATOR
- HARDWIRED - WILL
RUN ENTIRE HOME

HOME HEATED BY
PROPANE AND
ELECTRIC FORCED AIR

AIR
CONDITIONING

IN FLOOR HEATING
ON LOWER LEVEL

SEPTIC - WATERLOO BIO FILTER
INSTALLED BY DRAIN
BROTHERS (APPROX 2013)

DRILLED WELL
(APPROX 2013)

WATER PURIFICATION
SYSTEM - 0/0 READING

OUTDOOR
IRRIGATION SYSTEM

HOT WATER
TANK - OWNED

SUMP
PUMP

WATER
SOFTNER

CENTRAL
VAC

Culinary Haven



Meticulously Crafted With Opulent Finishes, Top-Tier Appliances, And An Airy, Open Design ... A Space That Inspires Culinary Creativity. Floor-To-Ceiling Windows Bathe The Main Floor In Sunlight ... Framing Breathtaking, Unobstructed Vistas Of The Shimmering Lake—A Stunning Canvas That Elevates Every Moment. Whether You're Savoring A Quiet Dinner Or Orchestrating A Vibrant Gathering, This Kitchen Reigns As The Home's Beating Heart, Where Extravagance Dances Effortlessly With Everyday Comfort.

SPECIAL FEATURES

- Kitchen Installed by Somerset Kitchens Inc. (North York)
- Pressed Marble Kitchen Countertops Imported From Italy
- Italian Marble Backsplash
- Sub-Zero 48" Classic Side-by-Side Refrigerator/Freezer - Panel Ready
- Sub Zero Double Drawer Refrigerator - Panel Ready
- Wolf 48" Sealed Burner Range Top - 6 Burners And Infrared Griddle
- Entertainers Island
- Wolf Pro Hood Liner
- Wolf Wall Oven
- Wolf Convection Steam Oven
- Wolf Warming Drawer - Panel Ready
- Sub Zero Undercounter Beverage Centre
- Miele Dishwasher - Panel Ready
- Pot Filler Over Cooktop
- Undermount Lighting
- Butlers Pantry With Custom Soft Close Cabinetry & Organized Pull-Outs
- Custom Built Wet Bar



Elevate Your Lifestyle

The Lower Level Is Designed For The Ultimate At-Home Experience. Stay Fit In Your Private Home Gym, Unwind With A Movie Night In The State-Of-The-Art Theatre Room, Or Savor A Glass From Your Personal Wine Cellar —Perfectly Chilled And Always Within Reach. This Is More Than A Lake House; It's A Lifestyle Upgrade Tailored To You.



HOME GYM

- Shock Absorbent Rubber Flooring
- Potential For 5th Bedroom

WINE CELLAR

- Temperature Controlled

HOME THEATRE

- High Performance Acoustic Paneling
- Wet Bar



Double The Comfort. Double The Views

Step Into Serenity With 2 Primary Suites, Where Stunning Lake Views Greet You Through Expansive Windows, Setting The Stage For A Peaceful Escape. Unwind In The Cozy Sitting Areas, Stow Away Your Wardrobe In The Spacious Walk-In Closets, And Indulge In The Spa-Like Ensuite—Joining These 2 Spectacular Havens. Truly Designed For Relaxation And Rejuvenation.



Both Primary Bedrooms Feature:

- A Walkout To The Waterfront
- Motorized Designer Blinds By Hunter Douglas
- Heated Italian Carrara Marble Floors
- Luxurious & Spacious Walk In Closets





Retreat & Rejuvenate

Immerse Yourself In Luxury With The Primary Ensuite, Featuring A State-Of-The-Art Luxury Spa Hydro-Therapy Walk-In Shower That Elevates Your Daily Routine To A Spa Experience. Soak In The Deep Tub Beside Expansive Lake-View Windows, Letting Nature's Beauty Enhance Your Tranquility. Stunning, Unique Chandeliers Cast A Warm Glow, Adding An Elegant Touch To This Private Retreat.

- His & Hers Vanities
- Heated Carrara Marble Flooring
- Private Water Closet



The Grand Boathouse + Docking System

Expertly Designed To Integrate Seamlessly With The Natural Landscape, This Exceptional Boathouse Features An Interior Boat Lift, A Striking Architectural Profile, And A Solid Foundation Built From Enduring Armour Stone. Emphasizing Cutting-Edge ICF Construction, It Delivers Superior Strength And Long-Lasting Resilience ... Blending Functionality With Aesthetic Excellence.

SPECIAL FEATURES

- Double Wetslip Boathouse Seamlessly Integrated Into The Landscape
- 600+ Sq Ft Boathouse
- Elevator Lift From Roof Level Into Boathouse
- 2 Boat Lifts, Each Can Accommodate 38 Ft Boat
- 1 Electric Dock Lift
- Automatic Garage Door Opener With Remote
- Foundation Wall 10 inch ICF
- Armourstone Barrier On Upper And Lower Boathouse
- R & J Machine Custom Cantilever Dock System
- Landscaped Rooftop / Party Deck
- 800+ SQ Ft Of Dock Space





The Outdoor Living

Embrace The Lake Life With 170 Feet Of Pristine Clear Lake Frontage, Where The Water's Edge Is Your Haven For Activities — Perfect For Swimming, Boating, Or Simply Soaking In The Serenity. Extensive Landscape Lighting Weaves Through The Property, Illuminating The Grounds And Creating A Magical Ambiance After Sunset. Spend Your Days Outdoors Revelling In The Expansive Views, Lounging By The Shore, Or Exploring The Beauty Of This Lakeside Paradise.

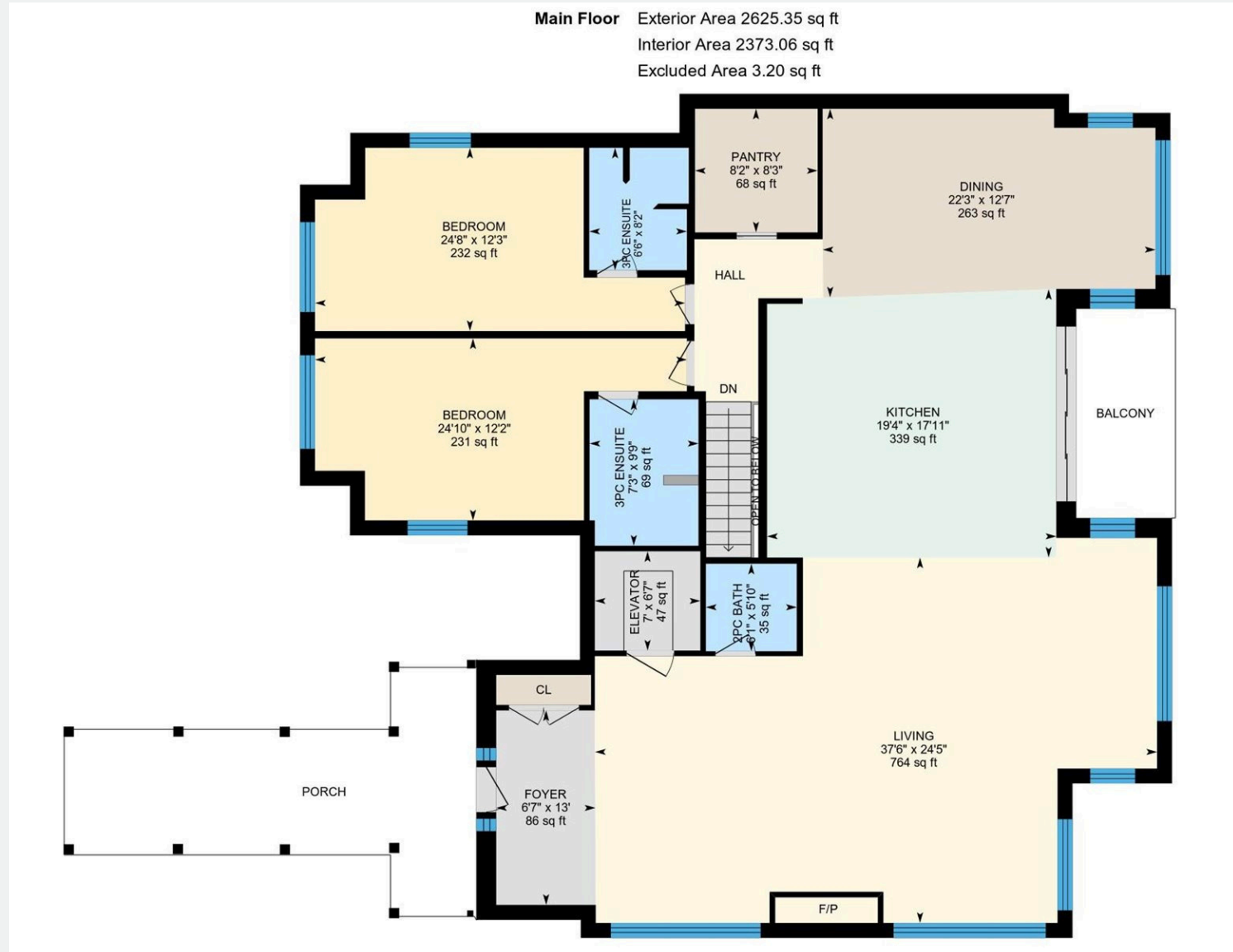
ALL DAY FUN IN THE SUN!!



- Detached Double Car Garage With Loft
- 4 Season Loft Provides A 3Pc Bathroom And Additional Living Space
- 2 Car Carport
- Exterior LED Smart Lighting
- Large Flagstone Patios
- Low Maintenance Landscaping & Incredible Views
- Outdoor Irrigation System



Architectural Overview



Lower Floor Exterior Area 2608.93 sq ft
Interior Area 2356.88 sq ft





& WHAT'S *Around*

Tucked Away In A Tranquil Location, 1971 Fiddlers Lane Presents The Ideal Fusion Of Quiet Lakeside Living And Convenient Access To Prime Local Amenities. Whether You're Embracing The Peacefulness Of Nature Or Enjoying The Ease Of Nearby Shops, Dining, And Services, This Community Accommodates A Variety Of Lifestyles. It's A Place Where Families, Professionals, And Retirees Can Flourish, All While Relishing An Environment Of Comfort And Character.

World Class Wildfire Golf Club	15 KM
Hobarts Lighthouse Restaurant	9 KM
Juniper Island Yacht Club	10 KM
Lock 27 Tap & Grill	5 KM
Lakefield College School	7 KM
Lakefield	9 KM
Lockside Trading Co.	5 KM
Burleigh Falls	15 KM
Kawartha Noridic Trails	26 KM



THE CROWN JEWEL OF *Clear Lake*

It's Not Just A Home; It's A Lifestyle Statement. It's Where Luxury Meets Comfort, Where Every Day Feels Like A Retreat, And Where You Can Truly Live Your Best Life. Welcome To Your Dream Lake House- Where Every Moment Is An Experience In Unparalleled Luxury And Elegance.



— THE —
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OF CLEAR LAKE

1971 FIDDLERS LANE
LAKEFIELD

Thank You



Carley Stenson & Josh Lumsden

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