



LOCATIONS **NORTH**  
BROKERAGE

## DIGITAL LISTING PACKAGE

**229 BRUCE ROAD 23  
KINCARDINE**



**KEVIN DA SILVA** REAL ESTATE AGENT

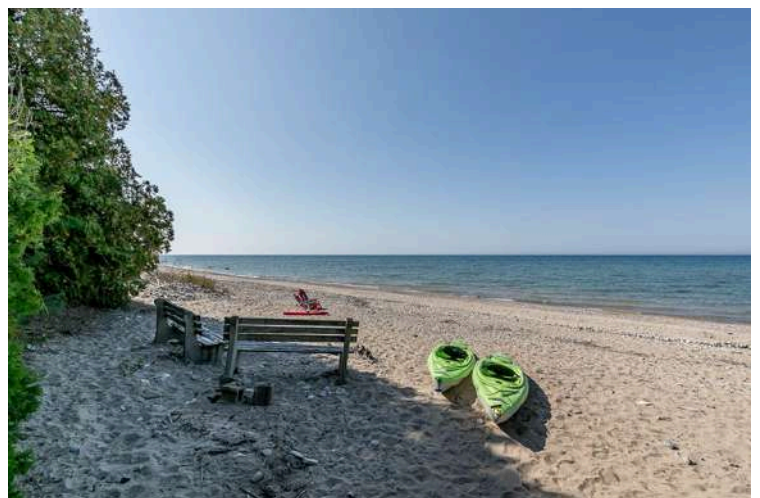
705.805.1122

KEVINLOCATIONSNORTH.COM

KEVIN@RENORTHSOUTH.COM



- **10.8 Acres**
- **350 feet beachfront**
- **1322 Sq. feet bungalow home**
- **8 Seasonal cottage cabins each with 4 piece bathrooms and kitchenettes**
- **Indoor and outdoor entertainment areas**
- **MLS # 40620837**
- **Watch listing video by [clicking HERE](#)**





# FEATURE SHEET

## Outdoor Entertainment



**Bocce**



**Children's playground**



**Fire pit/outdoor lounging**



**Volleyball**



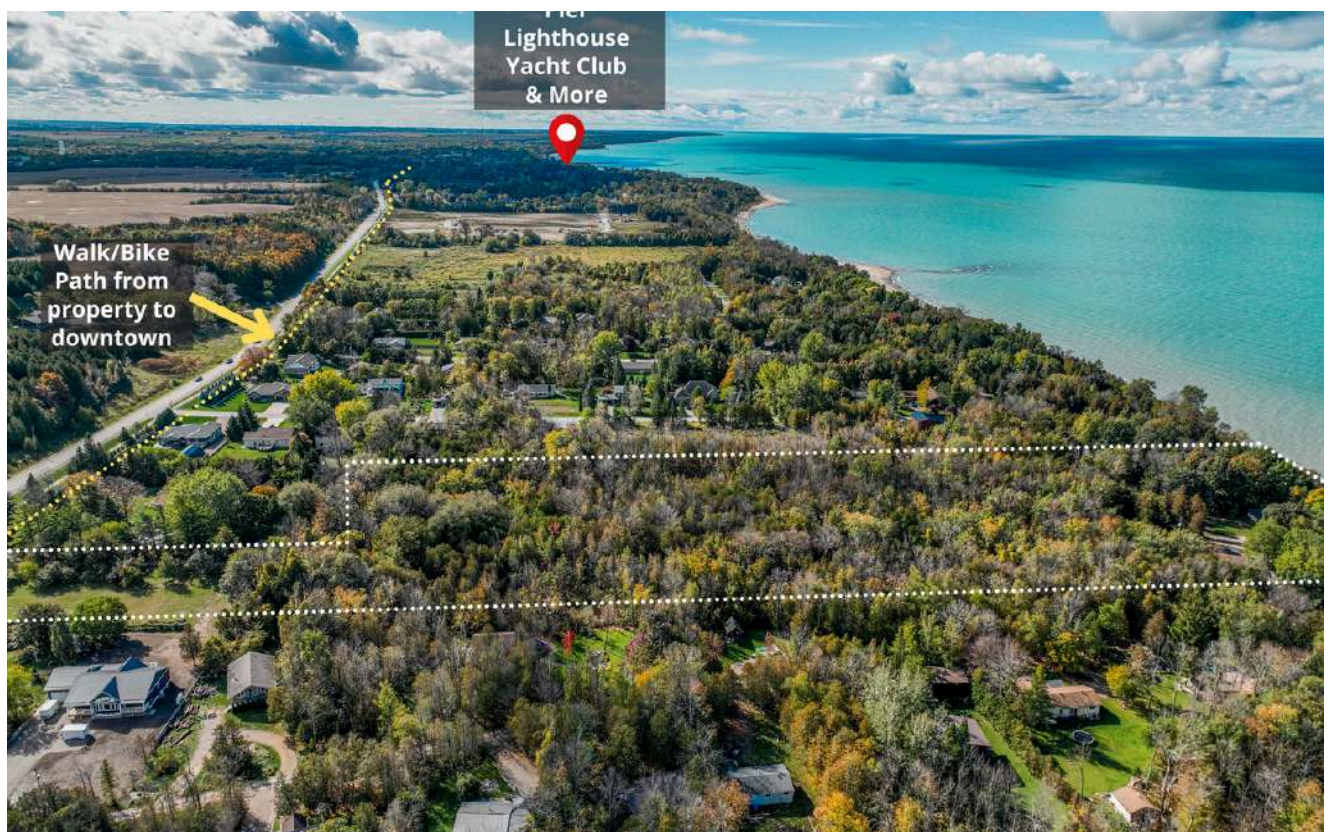
**Picnic tables**



**Walks in nature and on beach**



# FEATURE SHEET





## 229 BRUCE ROAD 23, Kincardine, Ontario N2Z 2X6

[Listing](#) [Photos](#) [Rooms](#) [Open House](#) [History](#) [Units](#) [Neighbourhood](#) [GeoWH](#) [MPAC](#) [Contract](#) [Map](#)

Member Full  
Active / Residential

Confidential for REALTORS® Only

Listing ID: 40620837  
List Price: \$3,250,000.00



### Bruce County/Kincardine/Kincardine Bungalow/House/Detached



Water Body: **Lake Huron**  
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

**Beds (AG+BG):** 3 (3 + 0)  
**Baths (F+H):** 2 (1 + 1)  
**AG Fin SqFt Range:** 1001 to 1500  
**AG Fin SqFt:** 1,322/Owner  
**DOM/CDOM:** 140/417  
**Ownership Type:** Freehold/None  
**Tax Amt/Yr:** \$11,760.42/2023

#### Recent:

**Seller:** Thomas Gallina, Jeannette Young, Paula Vadori & Daniel Gallina with P.O.A. for Linda Gallina

**ARN/PIN:** 410821000412500 / 333030113

**Legal:** PT LT 26-27 CON A KINCARDINE AS IN R96560, EXCEPT PT 13 3R826,T/W R96560 MUNICIPALITY OF KINCARDINE

### Remarks

#### Public:

Private Wooded Laneway leading to a Remarkable 10.8 acre paradise nestled along 350 feet of pristine Lake Huron shoreline. This private retreat is just a leisurely stroll away from downtown Kincardine. It's a golden opportunity for those seeking the ultimate escape. **PROPERTY HIGHLIGHTS-> BREATHTAKING BEACHFRONT:** Expansive, secluded, peaceful & quiet beach that stretches as far as the eye can see. **CHARMING YEAR ROUND HOME:** The cozy, year-round home boasts fresh coastal hues and a welcoming fireplace. With 3 bedrooms, 1.5 bathrooms, spacious entertaining areas, a well-appointed kitchen, and an oversized family room, it's perfect for gatherings. **QUAINT COTTAGES:** 8 charming 1 and 2-bedroom cottages are equipped with kitchenettes & private 4pc bathrooms, offering your guests the comfort they need after a long day at the beach. **A PLAYGROUND FOR ALL AGES:** Explore your private forest, sunbathe on the beach, engage in beachside activities or lounge in the entertainment area over some BBQ and court games. **EVENING BONFIRES:** As stars twinkle above, gather around the grand fire pit or enjoy a spirited game of bocce ball or horseshoes beneath the enchanting lights. **VAST ACCOMODATIONS:** This estate accommodates over 60 of your closest friends and family, making it the ultimate family gathering spot, perfect for year-round enjoyment. A Rare Opportunity: This property has been cherished for decades as a family retreat & offers an exceptional blend of spacious living quarters, captivating waterfront, & unparalleled privacy on 10.8 sprawling acres. Prime Location: 2 hours & 45 minute drive from Toronto, or take your plane and fly in to Kincardine's airport, your dream retreat is closer than you think. Whether you choose to preserve its magnificence or embark on a fresh beginning, opportunities like this are exceedingly rare. Don't let this slice of paradise slip through your fingers.

#### REALTOR®:

#### Directions

Leaving Kincardine heading north on Bruce rd 23 - property is on the west side of road #229 - Private Driveway - access By Appointment Only

### Waterfront

<b>Water Body Name:</b>	Lake Huron	<b>Waterfront Features:</b>	Beach Front
<b>Water Body Type:</b>	Lake	<b>Water Frontage:</b>	350.00
<b>Waterfront Type:</b>	Direct Waterfront	<b>Waterfront Exposure:</b>	West
<b>Water View:</b>	Direct Water View	<b>Island:</b>	No
<b>Shore Road Allowance:</b>	Not Owned		

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Additional Residence	2	1	1	No
Additional Residence	2	1	1	No
Additional Residence	2	1	1	No
Additional Residence	2	1	1	No
Additional Residence	1	1	1	No
Additional Residence	1	1	1	No
Additional Residence	1	1	1	No
Additional Residence	1	1	1	No
Mobile Home	3			No
Mobile Home	3	1	1	No
Other		1	1	Partially
Garage				

## Exterior

### Structure

**Exterior Feat:** Landscaped, Patio(s), Privacy, Year Round Living  
**Construct. Material:** Aluminum Siding, Wood  
**Shingles Replaced:** **Foundation:** Concrete Block, Slab  
**Year/Desc/Source:** 1952/Estimate/Owner

**Roof:** Asphalt Shingle, Metal  
**Prop Attached:** Detached  
**Apx Age:** 51-99 Years

### Site

**Property Access:** Municipal Road, Paved Road, Year Round Road  
**Other Structures:**  
**Garage & Parking:** Detached Garage//Private Drive Triple+ Wide  
**Parking Spaces:** 21 **Driveway Spaces:** 20.0  
**Water Source:** Drilled Well **Water Tmnt:**  
**Well Cap Gall/Min:** **Well Depth Ft:** 175  
**Lot Size Area/Units:** / **Acres Range:** 10-24.99  
**Lot Front (Ft):** 350.00 **Lot Depth (Ft):**  
**Location:** Rural **Lot Irregularities:**

**Rd Acc Fee:**  
**Winterized:** Fully Winterized

**Garage Spaces:** 1.0  
**Sewer:** Septic

**Acres Rent:**  
**Lot Shape:** Irregular  
**Land Lse Fee:**

### Surrounding Area

**Area Influences:** Airport, Ample Parking, Beach, Campground, Dog Park, Downtown, Golf, Hospital, Lake Access, Landscaped, Library, Open Spaces, Park, Place of Worship, Playground Nearby, Quiet Area, Rec./Community Centre, River/Stream, Schools, Trails  
**View:** Trees/Woods  
**Topography:** Wooded/Treed

**Retire Com:**  
**Fronting On:** North

## Interior

### Features and Access

**Interior Feat:** Separate Heating Controls, Water Heater Owned  
**Basement:** None **Basement Fin:**  
**Laundry Feat:** Main Level

### Heating/Cooling/Fixtures




**Cooling:** None  
**Heating:** Baseboard, Electric, Fireplace-Wood  
**Fireplace:** 1/Wood Stove  
**Inclusions:** Negotiable

FP Stove Op:



## Property Information

**Common Elem Fee:** No **Local Improvements Fee:**  
**Legal Desc:** PT LT 26-27 CON A KINCARDINE AS IN R96560, EXCEPT PT 13 3R826,T/W R96560 MUNICIPALITY OF KINCARDINE  
**Zoning:** PD & EP **Survey:** None/  
**Assess Val/Year:** \$813,000/2016 **Hold Over Days:**  
**PIN:** 333030113 **PIN 2:**  
**ROLL:** 410821000412500 **Occupant Type:** Owner  
**Builder Name:** **Building Name:**  
**Possession/Date:** Flexible/ **Deposit:** 200000

## Marketing

**Showing Requirements:** Showing System, Lockbox  
**Showings:**   
**Showing Remarks:** Please leave all cottages unlocked. BE SURE TO LOCK THE MAIN HOUSE.  
**Lockbox Type:** SentiLock **Locbox Loc/Serial#:** Call Listing Office/  
**Possession:** Flexible  
 **VT1 Branded**  **Sales Brochure**

## Brokerage Information

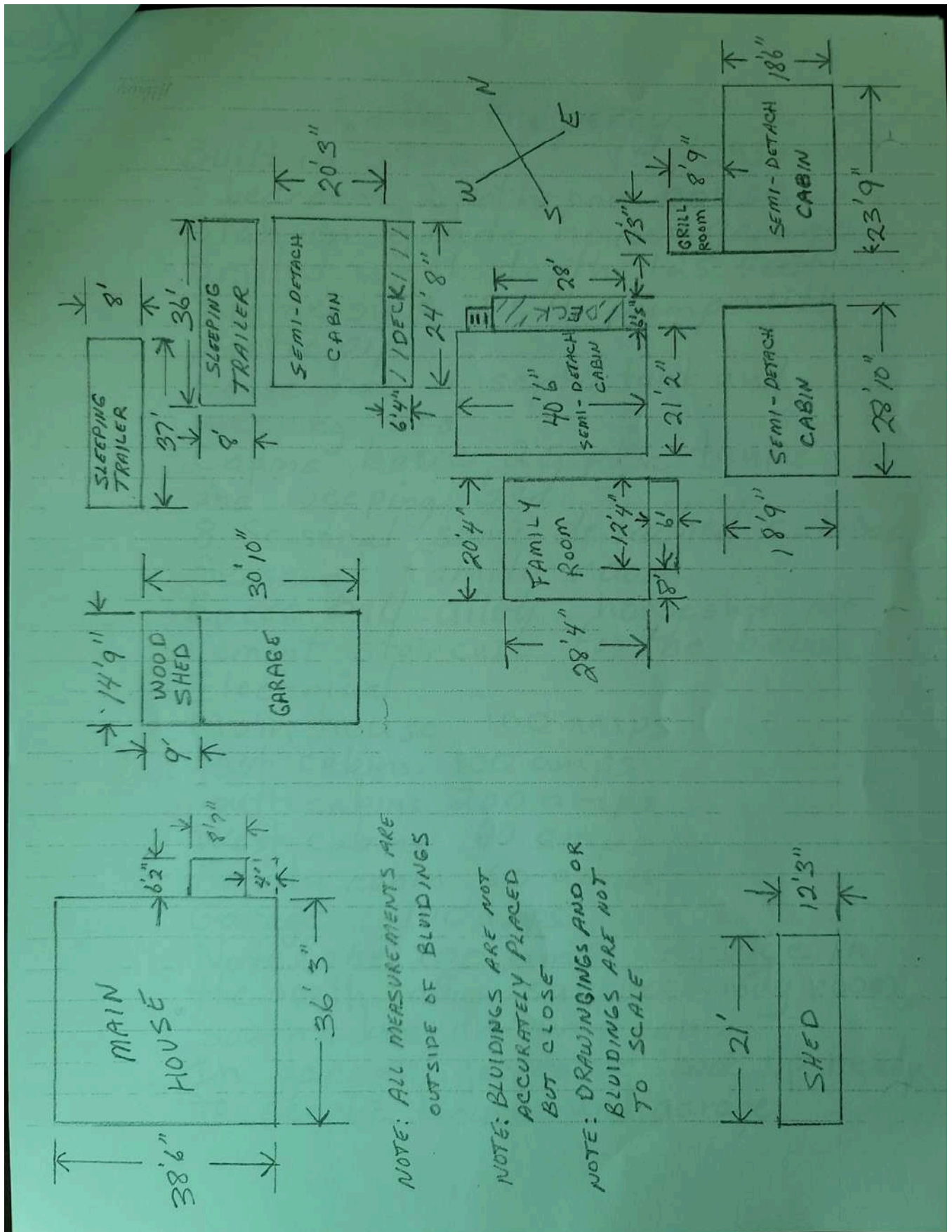
**List Date:** 07/15/2024 **Expiration Date:** 11/30/2025 **Int Bearing Bkg Trust Account:** Yes  
**Financing:** **SPIS WWAS:** **Contact After Expired:** No  
**Buyer Agency Compensation Remarks:** 2% + HST **Special Agreement:** No  
**Assignment Of Listing:** **HST Applicable to Sale:** Included  
**Representation Type:** Designated Representative **Consent To Adv:**  
**Offer Remarks:** 36hrs irrevocable on any offer as this is a large family decision and takes time to accomadate all schedules  
**Original List Price:** \$3,250,000.00  
**List Brokerage:** Royal LePage Locations North (Collingwood Unit B) Brokerage  **Brkge #:** 705-445-5520  
**List Salesperson:** Kevin Da Silva, Salesperson  **Direct #:** 705-445-5520  
**Email:** kdasilva@royallepage.ca **L/SP Cell:** 705-805-1122

# FLOORPLANS AND MEASUREMENTS





# FLOORPLANS AND MEASUREMENTS





1475 CONCESSION 5, R.R. #5  
KINCARDINE, ONTARIO N2Z 2X6  
TEL: (519) 396-3468 - FAX (519) 396-8288  
www.kincardina.ca

TAX BILL

Account August 7, 2024

PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES	COUNTY MUN	MAP	SUB	PARCEL	TENANT	PENALTY RATE
	41 08	210	004	12500	0000	1.250
MORTGAGE NO.	MORTGAGE COMPANY					

GALLINA LINDA  
VADORI PAULA  
229 BRUCE ROAD 23  
KINCARDINE ON N2Z 2X6

GALLINA THOMAS  
YOUNG JEANNETTE

229 BRUCE RD 23  
CON A PT LOT 26 PT LOT 27  
IRREG  
10 78AC 350.00FR D

Assessment				Municipal				Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
R T - RESIDENTIAL TAXABLE FUL	813,000	General	0.00877118	7,130.97	County	0.00501304	4,075.60	0.00153000	1,243.89
Sub Totals				General Levy:	7,130.97	County Levy:	4,075.60	Education Levy:	1,243.89
Special Charges/Credits				Summary					
				Tax Levy Sub-Total (Municipal + Education)				12,450.46	
				Special Charges/Credits				0.00	
				Phase-in Summary				0.00	
				2024 Tax Cap Adjustment				12,450.46	
				Total 2024 Taxes				5,880.00	
				Less Previous Interim				0.00	
				Past Due/Credit (As of 2024-08-07)				6,570.46	
Total				Total Amount Due					
				0.00					

E & O.E. Installments Due SEP 3, 2024 3,285.46 School Support: English Public  
DEC 2, 2024 3,285.00

#### Explanation of Tax Changes

Property Class(es): RESIDENTIAL  
2023 Year End Taxes  
11,760.42

Total Year Over Year Change  
690.04  
Explanation of Tax Changes

2024 Taxes  
12,450.46

Final 2023 Levies  
\* 2023 Annualized Taxes  
2024 Local Municipal Levy Change  
2024 Upper-Tier Municipal Levy Change  
2024 Provincial Education Levy Change  
2024 Tax Change Due to Reassessment  
\*\* Final 2024 Levies

11,760.42  
11,760.42  
457.78  
232.26  
0.00  
0.00  
12,450.46

\* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value.  
If a property did not have any mid-year adjustments, the annualized taxes should equal the Final 2023 levies listed above.

\*\* Final levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

https://www1.bmo.com/banking/digital/transaction-details/ba/3c88167f-9212-5f31-b9a9-bb546972e505/15

1/1

Public Health  
OntarioSanté  
publique  
OntarioPublic Health Laboratory - London  
102-1200 Commissioners Road East  
LONDON, ON N5Z 4R3**Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only**  
**Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement****Submitter's Name and Mailing Address /**  
**Nom et adresse postale de l'auteur de la demande d'analyse**

First Name, Last Name / Prénom, Nom de famille

**LINDA GALLINA**

Street address / Adresse municipale

**229 BRUCE CTY RD 23****KINCARDINE, ON N2Z 2X6****Location of Water Source /**  
**Emplacement de la source d'eau**

Lot, Concession / ou lot, concession

**PT 62 63 A**

Emergency Locator # / 911#

**229**

Street address / Adresse municipale

**229 BRUCE CTY RD 23****KINCARDINE ON N2Z2X6**County / Comté: **BRUCE**Health Unit # / # du bureau de santé: **2233****Specimen details / Détails sur l'échantillon:****Barcode / Code à barres: 012064562**Phone # / # tél.: **519 396 2067**Date/Time Collected / Date/heure du prélèvement: **2023-01-24 13:00:00**Date/Time Received / Date/heure Reçu le: **2023-01-25 18:00:00****Specimen Note / Note sur l'échantillon:**

This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception.

Purification system used (e.g. UV, filtration, etc.)? /  
Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)?**No / Non**

Authorized by / Autorisé par

**Chief, Medical Microbiology or Designate****Test results / Résultats d'analyse:****Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL****0****E.coli CFU/100 mL / E. coli UFC/100 mL****0****Interpretation / Interprétation:**

There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required.

Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.

Date of Analysis / Date de l'analyse: **2023-01-25**Date Read / Analyse effectuée le: **2023-01-26****Please Note / Prière de noter ce qui suit :**

The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.

These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.

Note: This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.

If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-6556 or E-mail: customerservicecentre@ohpp.ca. For operating hours see our website www.publichealthontario.ca/labs. / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-6556, ou par courriel au customerservicecentre@ohpp.ca. Pour connaître les heures d'ouverture, veuillez consulter notre site Web à www.publichealthontario.ca/labs.

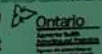
End of report / Fin du rapport

\*All time values are EST/EDT/Toutes les heures sont exprimées en HNE ou en HAE.

Print Date / Date d'impression: 2023-01-26

Page 1 of 1

LIMS Report #: 48025580



Date Reported / Date du rapport: 2023-01-26 18:27:12

T\_SingleSampleOPHL\_WATPRIVATE.rpt





# ZONING MAP AND PROPERTY INFORMATION



# ZONING MAP AND PROPERTY INFORMATION

## **SECTION 35 – PLANNED DEVELOPMENT – PD**

### **35.1 PERMITTED USES**

No person shall within a PD Zone use any lot or erect or use any building or structure, for any purpose except for the following:

- Uses, buildings and structures existing at the date of passing of this By-law
- Permitted Uses in the EP zones provided that no buildings or structures are erected
- Erection of accessory buildings
- Expansions/enlargements to existing agricultural buildings shall be prohibited

### **35.2 EXISTING RESIDENTIAL DWELLINGS & ACCESSORY BUILDINGS**

.1 Notwithstanding their PD Zoning designation, any single detached dwelling existing at the date of passing of this By-law, may be expanded or enlarged in accordance with the provisions of the 'R1' zone where the lot fronts onto a Class One street; or the 'R1-r' zone where the lot fronts onto a Class 2 Street; or the 'R1-p' zone where the lot fronts onto a Private Street.

.2 Buildings and structures accessory to a single detached dwelling existing at the date of passing of this By-law, may be erected, expanded or enlarged in accordance with the provisions of Section 6.4 'Accessory Buildings and Structures'.

### **35.3 SPECIAL PROVISIONS**

- .1 By-law No.: 85-11 (Smiley)  
Subject Lands: Pt Pk Lt 'A', Con 'A' (Kincardine Twp)  
Special Zone: **'PD-a'**  
Exception to Zone Provisions:  
(i) Notwithstanding any yard provisions of this By-law, no person shall hereafter erect any permanent building or structure closer than 30 metres from the top-of- bank of any body of water or watercourse.
- .2 By-law No.: 2005-013 (Housekeeping)  
Subject Lands: Pt Lts 57 and 58, Con 'A' (Kincardine Twp)  
Special Zone: **'PD-b'**  
Exception to Zone Provisions:  
(i) To be used in accordance with the 'R1' zone; and  
(ii) Notwithstanding any other provisions in the By-law, Section 6.11 Frontage on a Class One (1) Street shall not apply.
- .8 By-law No.: Not available  
Subject Lands: Pt Lt 1, Con 2 SDR (Kincardine)  
Special Zone: **'PD-i'**  
Exception to Zone Provisions:  
(i) An existing veterinary clinic shall be permitted.
- .9 By-law No.: Not available  
Subject Lands: Various locations  
Special Zone: **'PD-j'**  
Exception to Zone Provisions:  
(i) In addition to the permitted uses in the 'PD' zone:  
a. Buildings and Structures permitted in the 'A1' zone, save and except a livestock facility are permitted;  
b. A detached residence is permitted, in accordance with the 'R1' zone provisions.
- .10 By-Law No.: 2011-010 (Z-58-10.26, 'Bird')  
Subject Lands: Lot 17, Plan 372 (Township of Bruce)



# ZONING MAP AND PROPERTY INFORMATION

Special Zone: **'PD-k '** and EP-q'

Exception to Zone Provisions:

- (v) A single detached dwelling shall be a permitted use;
- (vi) The lot shall comply with the provisions of Section 12.2 'Zone Provisions – Residential One Zone', with the exception:
  - a. That the minimum lot frontage and lot area shall be as it existed on the date of passage of this by-law
  - b. That the minimum front yard setback to any building or structure shall be no less than 5.27 m as it existed on the date of passage of this by-law;
  - c. That the maximum lot coverage for the principle building shall be 25 %.
- (vii) Subsections 6.11 and 6.12 of the By-law do not apply to the subject property, and
- (viii) No person shall erect any building or structure or increase the height, size or volume of existing structures unless the owner has entered into a 'Limited Services Agreement' with the Corporation.

.3 By-law No.: Not used at this time

Subject Lands:

Special Zone: **'PD-c'**

Exception to Zone Provisions:

Gallina Property  
Built in 1952 1293 sq feet<sup>pg</sup>  
3 bedroom, 2 bathroom house  
Slab on grade house + garage  
Drilled well depth 125 feet  
Submersible well pump with  
plastic pipe  
House has a septic tank and  
weeping bed  
Cabins have 2 septic tanks  
and weeping bed  
8 Seasonal semi detached cabins  
Seasonal family room  
Bocce ball alley, horseshoe pit  
Cement staircase to the beach  
Electrical  
Main house 100 amps  
East cabins 100 amps  
South cabins 200 amps  
West cabins 60 amps  
Family room 60 amps  
Garage 100 amps  
Note: The 200 amp service in  
the south cabins supplies family room,  
south cabins and west cabins  
In garage generator back up ready  
to service house and garage



## Gallina Property

pg

Heating

Electric baseboard

Wood stove in fireplace (working order)

Lakefrontage 350 feet on Lake Huron

Area 10.78 acres

Taxes 2022 \$11,087.62

Sand beach

Private winding tree lined Lane

Close proximity to municipal airport

Close proximity to Kincardine + Hospital

Detached garage

Main House Rooms

Foyer

5'8" x 7'5"

Dining Room

11'6" x 18'5"

Kitchen

16'2" x 11'7"

Living Room

12'6" x 24'6"

Bedroom 1 Primary

12'1" x 9'8"

Bedroom 2

10'2" x 8'10"

Bedroom 3

7'6" x 9'8"

3 piece bathroom

4'5" x 7'

2 piece bathroom

4'9" x 3'10"

Alcove Laundry

2 sleeping trailers

1 shed (second garage)

1 bicycle shed

Note house and garage have

Cinder block walls + house was  
covered with vinyl siding