

Cross Property Client Full

1087 NORTH BAY DRIVE

Kirkfield, ON KOM 2B0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Bexley (Twp)

Residential/ Single Family/ For Sale

Active

Price: \$599,000.00



MLS®#: **210736**
 List Date: **24-Jul-2019**
 Bedrooms (AG/BG): **3 (1/ 2)**
 Bathrooms (F/H): **2 (1/ 1)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **1,194**
 Sq Ft Finished: **2,307**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **11**
 Recreational: **Yes**
 Year Built/Desc: **1993/ Completed / New**
 Fronting On: **West**
 Lot Front: **100.00**
 Lot Depth: **300.00**
 Road Access Fee: **0.5-0.99 Acres/ 0.77**
 Access: **Municipal road**
 Driveway Spaces/Type: **5/ Private Single Wide/ Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Balsam Lake**
 Shore Rd Allowance: **None**
 WF Features: **Trent System, WF-Travelled Road Between Deep, Rocky**
 Leased Land Fee: **None**

Public Remarks: **BALSAM LAKE** This property presents a compelling opportunity for those looking to own and perhaps update a four-season property on prestigious Balsam Lake. All of the key elements are in place, beginning with a large, gently sloping 0.77 acre lot with 100' of quality waterfront. The well-maintained home with board and batten siding was built in 1993 and has been occupied year-round almost continuously. There is over 2,300 sq. ft. of living space on the main floor and basement with walk-out. The spacious, open concept layout on the main floor provides lovely vistas over the lake. The large, main floor Master has a walk-out to the wrap-around deck. The waterfront parcel across North Bay Drive is owned and would be ideal for the construction of a waterside patio and dock. North Bay Drive is a fully serviced paved municipal road. Grocery shopping and other services in Cobocok is within an easy 5 minute drive.

Directions: **Highway 48 to North Bay Drive**

Interior Features: **Main Floor Laundry, Winterized**
Basement: **Full/ Fully Finished/ Walk-Out**
Heat Primary/Sec: **Woodstove/ Baseboard**
HVAC: **Window Mount AC**
Under Contract/Rental Items: **None**

Interior Features

Fireplace:

Foundation: **Slab**

Plumbing Age:

Exterior Features

Add'l Monthly Fees: **Irregular**
Lot Shape: **Irregular**
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
Topography: **Level**
Roofing: **Asphalt**
Water/Supply Type: **Well/ Drilled Well**
Water Treatment: **Sediment Filter, Water Softener**
Exterior Features: **Deck(s)**
Site Influences: **Landscaped, Water View**

Exposure:
Lot Irregularities:

Pool: **None**

FH Common Fee:

Alternative Power:
Yr Roof Surface Replaced: **2011**
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Satellite Dish, Window Coverings , chest freezer and small refrigerator. Furnishings are negotiable.**

Exclusions: **Personal items**

Tax Information

Roll#: **165134001016804**
Pin#: **631170704**
Assessment \$/Year: **\$472,000/2016**
Legal Description: **LT 5 PL 602; KAWARTHA LAKES**
Local Improve Fee/Comments /
Zoning: **RR3**
Survey/Year: **No**
Taxes/Year: **\$4,480/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'3"x19'7"	
Dining Room	M	10'6"x19'7"	
Kitchen	M	16'5"x11'10"	
Master Bedroom	M	14'1"x16'0"	
Bathroom	M	7'7"x11'7"	4-Piece
Laundry Room	M	7'6"x5'6"	
Recreation Room	B	26'7"x19'10"	
Bedroom	B	19'2"x11'7"	
Bedroom	B	13'0"x15'4"	
Bathroom	B		2-Piece
Utility	B	4'10"x9'6"	

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Client Full Report

Date Printed: 07/25/2019

Prepared By: **DAVID DONAIS, Broker of Record**
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