

Cross Property Client Full

128 CURLS ROAD

Kirkfield, ON KOM 2B0

Kawartha Lakes/Kawartha Lakes (City)/Laxton/Digby/Longford (Twp)

Residential/Single Family/For Sale

Active

Price: \$549,000



MLS@#:	129209	Bedrooms (AG/BG):	3 (3/0)
List Date:	29-May-2018	Bathrooms (F/H):	2 (1/1)
Type:	Detached		
Style:	Bungalow, Other		
Sqft Above Grade:	1,250	Sqft Below Grade:	0
Sq Ft Finished:		Sq Ft. Unfinished:	
New Construction:	No	# Rooms:	7
Title/Ownership:	Freehold	Recreational:	Yes
Fronting On:	South	Year Built/Desc:	2001/Completed / New
Lot Front:	1,190.00	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	1-2.99 Acres/1.61
Access:	Year Round		
Driveway Spaces/Type:	5/Circular/Gravel		
Waterfront:	Yes	WF Exposure:	South East
WF Type/Name:	Lake/Duck Lake	WF Frontage Ft:	1,190
Shore Rd Allowance:	None		
WF Features:	Dock		
Shore Line:	Clean, Deep		

Public Remarks: DUCK LAKE For those who crave privacy, this is the place for you. Almost 1,200 feet of waterfront on Duck Lake (6 km south-east of Head Lake). The property is located on a point on the west shore, with no other cottages in sight. Very high-quality waterfront with 8' of weed-free depth off the dock, and deeper off the swimming platform. The three-bedroom/two-bathroom cottage is of cordwood construction (16" thick walls) and has been designed to be cool and breezy during the summer months. The beamed cathedral ceilings enhance the spaciousness of the main living areas. The large deck and open green space in front are ideal for outdoor entertaining and children. Enjoy the freedom and cost-savings of the Off-the-Grid systems, with solar panels and back-up generator providing electricity. The stove and hot water tank run off of propane. Access to the provincial network of groomed snowmobile trails is nearby. All of this tranquility is within a two-hour drive of the GTA!

Directions: East on Highway 48 past Kirkfield to County Road 35. Turn north onto County Road 35 (Victoria Road), approximately 10 km to Curls Road. Turn right (east) onto Curls Road 1.5 km to 128 Curls Road. Turn right onto private road to cottage.

Interior Features

Interior Features:	Carbon Monoxide Detector, Cathedral Ceiling, Energy Audit, Gas Stove(s), Smoke Detector, Water Heater Owned, Winterized-Partial		
Basement:	Crawl Space/None/	Fireplace:	Wood Stove
Heat Primary/Sec:	Woodstove/	Foundation:	Concrete Block
HVAC:	None	UFFI:	No
Under Contract \$:		Furnace Age:	
Under Contract/Rental Items:	Propane Tank	Plumbing Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:	South East	Pool:	None
Lot Shape:	Irregular	Lot Irregularities:		FH Common Fee:	
Exterior Finish:	Log, Wood				
Restrictions:	None				
Services:	Garbage/Sanitary Collection, Off Grid, Recycling Pickup				
Topography:	Sloping, Wooded/Treed	Alternative Power:	Generator-wired, Solar Power, Solar Roof Mounts, Wind Power		
Roofing:	Metal	Yr Roof Replaced:			
Water/Supply Type:	Well/Drilled Well	Sewage:	Septic		
Water Treatment:	None				
Other Structures:	Shed				
Site Influences:	Lake Access				

Inclusions/Exclusions

Inclusions: Microwave, Refrigerator, Stove, Washer, Window Coverings 1959 Massey Ferguson Tractor with snow blower attachment, dock and swimming platform. Other chattels and furnishings are negotiable.

Exclusions: Personal items

Tax Information

Roll#:	165142000200500	Local Improve Fee/Comments /	
Pin#:	631120112	Zoning:	01
Assessment \$/Year:	\$234,000/2016	Survey/Year:	Yes 1988
Legal Description:	PT W PT LT 3 CON 2 LAXTON PT 3, 57R4996; KAWARTHA LAKES	Taxes/Year:	\$2,249/2017
		Survey Type:	Available

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	12'10"x10'1"	Cathedral Ceiling, Walkout to Balcony/Deck
Kitchen /Dining Room	M	18'1"x11'0"	Cathedral Ceiling
Master Bedroom	M	8'4"x10'4"	Hardwood floor
Bedroom	M	14'0"x10'0"	Laminate
Bedroom	M	9'11"x10'1"	French doors, Hardwood floor
Bathroom	M	5'7"x8'9"	2-Piece
Bathroom	M	7'9"x8'11"	4-Piece

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Client Full Report

Date Printed: 05/30/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

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