

Property Client Full

14 Baker Boulevard, Kawartha Lakes, Ontario K0M 2B0

Listing

14 Baker Blvd Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: **X13506224**

List Price: **\$599,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$4,374.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **8**
 Legal Desc: **PT LT 23 CON 1 DIGBY AS IN R374658 EXCEPT THE EASEMENT THEREIN; PT SHORE RDAL DIGBY ALONG HEAD LAKE AND HEAD RIVER, CLOSED BY R173586, PT 3 57R3775; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **10+0**
 Fractional Ownership: **BR BR+: 3(3+0)**
 Assignment: **Baths (F+H): 2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: **1.0** SF Source: **LBO Provided**
 Lot Irreg: **Lot Acres: 0.50 - 1.99**
 Lot Front: **106.00** Fronting On: **E**
 Lot Depth: **320.00** Builder Name:
 Lot Size Code: **Feet**

Zoning: **RR2**
 Dir/Cross St: **County Road 45 (Monck Road) and Digby Laxton Boundary Road**

PIN #: **631040097** ARN #: **165142000226800** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **1983/Boundary Onl**
 Possession: **Flexible** Possession Date:

Kitch Kitch +	1 (1+0)	Exterior:	Wood	Utilities:	No Gas, Hydro, No Sewers, No Cable Well
Fam Rm:	No	Garage:	Yes	Water:	Drilled Well
Basement:	Yes/Crawl Space	Gar/Gar Spcs:	Detached Garage/1.0	Water Supply Type:	Drilled Well
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Water Meter:	
Fireplace Feat:	Wood Stove	Tot Pk Spcs:	6.00	Waterfront Feat:	Dock, Stairs to Waterfront
Interior Feat:	Water Heater Owned	Pool:	None	Waterfront Struc:	Not Applicable
Parking Feat:	Private	Room Size:		Well Capacity:	8.00
Heat:	Baseboard	Rural Services:	Garbage Pickup	Well Depth:	80.00
Heat Source:	Electric	Security Feat:		Sewers:	Septic
A/C:	/None			Special Desig:	Unknown
Central Vac:	No			Farm Features:	
Apx Age:	51-99			Winterized:	Fully
Property Feat:	Lake/Pond, Wooded/Treed, School Bus Route				
Exterior Feat:	Deck, Porch, Privacy				
Roof:	Metal				
Foundation:	Concrete Block				
Topography:	Hillside				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Head Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Not Applicable	Easements/Restr:	Easement		
Water Frontage:	32.00				
Water Features:	Dock, Stairs to Waterfront				
Under Contract:		Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Municipal Road	Shoreline Exposure:	East		
Shoreline:	Natural				
Shoreline Road Allowance:	Owned				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Irregular	Lot Size Source:	Survey

Remarks/Directions

Client Rmks: **This year-round cottage on Head Lake provides spectacular elevated vistas across the expanse of Head Lake. Sited on a large 0.75 acre lot accessed by a municipally maintained road, the property is well-treed, low maintenance and extremely private. The 106 ft of waterfront is east-facing, hard-bottomed and excellent for swimming. The three bedroom, two bathroom cottage features 1,250 sq ft of living area including a large open concept living and dining area as well as three spacious bedrooms with King-sized beds along with an ensuite in the Primary bedroom. A large enclosed deck provides additional seasonal living area. Practical features include a metal roof, attractive wood siding, a drilled well, an easily-accessed crawl space and a detached garage. Head Lake is known for its great fishing, clean water and access to the 83,000 acre Queen Elizabeth II Wildlands Provincial Park to the north. The property is being sold turn-key with all furniture and furnishings included, and a short closing is possible.**

Inclusions: **All furniture and furnishings as viewed, dock, aluminum boat and motor in garage.**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

Rooms

MLS® #: X13506224

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.15 M X 5.51 M	16.90 Ft x 18.08 Ft		
Dining Room	Main	5.15 M X 2.84 M	16.90 Ft x 9.32 Ft		
Kitchen	Main	3.77 M X 2.84 M	12.37 Ft x 9.32 Ft		
Primary Bedroom	Main	5.14 M X 3.47 M	16.86 Ft x 11.38 Ft		
Bedroom	Main	3.65 M X 3.46 M	11.98 Ft x 11.35 Ft		
Bedroom	Main	3.66 M X 2.36 M	12.01 Ft x 7.74 Ft		
Sunroom	Main	2.73 M X 5.76 M	8.96 Ft x 18.90 Ft		
Mudroom	Main	2.65 M X 3.45 M	8.69 Ft x 11.32 Ft		
Bathroom	Main			3	
Bathroom	Main			4	

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