

Property Client Full

14 Baker Boulevard, Kawartha Lakes, Ontario K0M 2B0

Listing

[14 Baker Blvd Kawartha Lakes](#)

Active / Residential Freehold / Detached

MLS®#: X13432122

List Price: **\$699,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: **\$4,374.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 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) Fam Rm: No Basement: Yes/Crawl Space Fireplace/Stv: Yes Fireplace Feat: Wood Stove Interior Feat: Water Heater Owned Parking Feat: Private Heat: Baseboard Heat Source: Electric A/C: /None Central Vac: No Apx Age: 51-99 Property Feat: Lake/Pond, Wooded/Treed, School Bus Route	Exterior: Wood Garage: Yes Gar/Gar Spcs: Detached Garage/1.0 Drive Pk Spcs: 5.00 Tot Pk Spcs: 6.00 Pool: None Room Size: Rural Services: Garbage Pickup Security Feat:	Utilities: No Gas, Hydro, No Sewers, No Cable Well Water: Drilled Well Water Supply Type: Water Meter: Waterfront Feat: Dock, Stairs to Waterfront Waterfront Struc: Not Applicable Well Capacity: 8.00 Well Depth: 80.00 Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
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 Water Struct: Not Applicable Water Frontage: 32.00 Water Features: Dock, Stairs to Waterfront Under Contract: Access To Property: Municipal Road Shoreline: Natural Shoreline Road Allowance: Owned Docking Type: Private View: Lake	Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: East Water View: Direct Lot Shape: Irregular	Island YN: No HST App To SP: Not Subject to HST Channel Name: 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

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.91 M X 5.52 M	16.10 Ft x 18.11 Ft		
Dining Room	Main	4.91 M X 2.86 M	16.10 Ft x 9.38 Ft		
Kitchen	Main	3.78 M X 2.86 M	12.40 Ft x 9.38 Ft		
Primary Bedroom	Main	4.91 M X 3.5 M	16.10 Ft x 11.48 Ft		
Bedroom	Main	3.66 M X 3.47 M	12.00 Ft x 11.38 Ft		
Bedroom	Main	3.66 M X 2.41 M	12.00 Ft x 7.90 Ft		
Sunroom	Main	2.74 M X 5.52 M	8.98 Ft x 18.11 Ft		
Mudroom	Main	2.68 M X 3.47 M	8.79 Ft x 11.38 Ft		
Bathroom	Main			3	
Bathroom	Main			4	

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