

Property Client Full

14 Bexley Place, Kawartha Lakes, Ontario K0M 2B0

Listing

14 Bexley Pl Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12320218**

List Price: **\$1,499,000**

New Listing



Kawartha Lakes/Kawartha Lakes

Tax Amt/Yr: **\$6,692.00/2024** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LT 56 PL 519; KAWARTHA LAKES**

Style: **Bungalow** Rooms Rooms+: **18+0**
Fractional Ownership: **BR BR+: 4(4+0)**
Assignment: **Baths (F+H): 3(3+0)**
Link: **No** SF Range: **1500-2000**
Stores: **1.0** SF Source:
Lot Irreg: Lot Acres: **< 0.50**
Lot Front: **107.00** Fronting On: **E**
Lot Depth: **204.00**
Lot Size Code: **Feet**
Zoning: **RR3**
Dir/Cross St: **Highway 48 and Blanchards Road**

PIN #: **631160616** ARN #: **165134002048764** Contact After Exp: **No**
Holdover: **90**
Possession: **Flexible** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Brick	Water: Well
Fam Rm: Yes	Drive: Private	Water Sup Type: Drilled Well
Basement: Yes/Finished	Garage: No	Water Supply: UV System
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace Feat: Wood Stove	Drive Pk Spcs: 8.00	Waterfront Feat: Dock, Trent System
Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned, Water Softener	Tot Pk Spcs: 8.00	Waterfront Struc:
	Pool: None	Well Capacity:
Heat: Forced Air, Oil	Room Size:	Well Depth:
A/C: Yes/Central Air	Rural Services: Garbage Pickup, Internet High Speed	Sewers: Septic
Central Vac: Yes	Security Feat:	Special Desig: Unknown
Apx Age: 31-50		Farm Features:
Property Feat: Lake/Pond		Winterized: Fully
Exterior Feat: Deck		
Roof: Metal		
Foundation: Concrete Block		
Soil Type:		
Alternate Power: None		
Water Name: Balsam Lake		
Waterfront Y/N: Yes	Waterfront: Direct	Waterfront Frontage (M): 33.00
Water Struct:	Easements/Restr: Unknown	
Water Features: Dock, Trent System		
Under Contract:	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Paved Road, Yr Rnd Municipal Rd	Shoreline Exposure: East	
Shoreline: Clean, Hard Bottom		
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: Lake	Lot Shape: Irregular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **If you are looking for a year-round Balsam Lake property with superb swimming waterfront and plenty of capacity for family and guests, this is the place for you! Sited on the calmer west shore of the lake, the half-acre lot features 107 ft of clean, hard-bottom waterfront that is perfect for swimmers of all ages. Both the waterside and roadside lawns are expansive and level, providing ample space for all manner of outdoor activities. The cottage provides 2,850 sq ft of living area across the main floor and finished basement. The main floor is highlighted by open concept living areas, with a walk-out to a large deck that spans the length of the cottage and affords beautiful lake vistas. The kitchen is beautifully designed with plenty of cupboard and counter space, and it opens to the living room as well as having wonderful views out the large windows to the lake. There are three bedrooms on the main floor, including the Primary with a 4 pc ensuite. The basement has a large rec room, bathroom and additional sleeping area. Access to the property is easy via a paved municipally maintained road, and shopping and services in Cobocok are within a 10 minute drive.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **08/01/2025**

Rooms

MLS®#: **X12320218**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
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Living Room	Main	4.08 M X 4.02 M	13.38 Ft x 13.18 Ft	
Dining Room	Main	3.57 M X 4.17 M	11.71 Ft x 13.68 Ft	
Kitchen	Main	2.96 M X 3.63 M	9.71 Ft x 11.90 Ft	
Breakfast	Main	2.29 M X 4.6 M	7.51 Ft x 15.09 Ft	
Sunroom	Main	2.38 M X 2.83 M	7.80 Ft x 9.28 Ft	
Primary Bedroom	Main	3.5 M X 4.11 M	11.48 Ft x 13.48 Ft	
Bedroom	Main	2.86 M X 3.08 M	9.38 Ft x 10.10 Ft	
Bedroom	Main	2.83 M X 2.47 M	9.28 Ft x 8.10 Ft	
Laundry	Main	2.5 M X 1.25 M	8.20 Ft x 4.10 Ft	
Recreation	Basement	7.25 M X 11.31 M	23.78 Ft x 37.10 Ft	
Den	Basement	1.86 M X 4.14 M	6.10 Ft x 13.58 Ft	
Bedroom	Basement	4.75 M X 3.69 M	15.58 Ft x 12.10 Ft	
Other	Basement	3.6 M X 3.39 M	11.81 Ft x 11.12 Ft	
Utility Room	Basement	4.48 M X 1.8 M	14.69 Ft x 5.90 Ft	
Other	Basement	3.75 M X 1.1 M	12.30 Ft x 3.60 Ft	
Bathroom	Main			4
Bathroom	Main			4
Bathroom	Basement			3

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