

149 CEDARPLANK Road, Burnt River, Ontario K0M 1N0

Listing

Client Full

[149 CEDARPLANK Rd Burnt River](#)

MLS®#: 40322102

Active / ResidentialPrice: **\$789,000****Kawartha Lakes/Kawartha Lakes/Somerville (Twp)****Bungalow/House**Water Body: **Burnt River**Type of Water: **Compact Rural Community**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,099**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,099/Other**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,492.28/2022**

Remarks/Directions

Public Rmks: Welcome to this well-equipped four-season home or cottage on the Burnt River. Easy four-season access with an abundance of activities at the doorstep! This cottage sits on a well treed private lot. Ample dockage and boat house sits along the 100 feet of waterfront. Extensive decking around the cottage and on top of the boat house provides for many gathering locations for the whole family. Two bedrooms PLUS Bunkie and one four-piece bath make family gatherings comfortable. The property has had a very successful short term rental experience over the last couple of years, with both summer and off season bookings. Whether you are looking for a quiet cottage setting or more adventurous activities this location checks all the boxes. ATVing, Hiking, Biking, Snowmobiling, boating, shopping just to name a few are close by. The Burnt River in this area is deep and is great for swimming. The river flows south and empties into Cameron Lake and is navigable by boat to Cameron Lake and the Trent Severn Waterway. For all your needs the property is only 15 mins to Fenelon Falls and 30 mins to Lindsay for everything else! Come and see this fabulous four season living or cottage experience on the Burnt River.

Directions: From Fenelon Falls, north on North Line, Right on Concession Rd 3, Right on Cedarplank to sign on property

Common Elements

Locker:

Balcony:

Waterfront

Features: Riverfront
Dock Type: Private Docking
Shoreline: Clean, Deep
Shore Rd Allow: None
Channel Name:

Boat House: Boat House, Boathouse-Single Slip
Frontage: 100.00
Exposure: East
Island Y/N: No

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Boathouse				No
Bunkhouse				No
Garage				No

Exterior

Construct. Material: Metal/Steel Siding
Shingles Replaced: Foundation: Concrete Block
Year/Desc/Source: 1978/Town Records/Other
Property Access: Private Road, Public Road
Other Structures: Roof: Asphalt Shingle
Pool Features: None
Garage & Parking: Detached Garage//Private Drive Single Wide
Parking Spaces: 7
Services: At Lot Line-Hydro, Electricity, High Speed Internet, Recycling Pickup
Water Source: Lake/River
Water Tmnt: UV System, Water Purification
Lot Size Area/Units: 0.375/Acres
Acres Range: < 0.5
Lot Front (Ft): 100.00
Lot Depth (Ft): 164.00
Location: Rural
Lot Irregularities:
Area Influences: Golf, Hospital, Lake Access, Trails
View: River
Topography: Flat, Flat site
Restrictions:

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 31-50 Years
Rd Acc Fee: \$175
Winterized: Fully Winterized
Garage Spaces: 1.0
Sewer: Septic Approved
Acres Rent:
Lot Shape: Irregular
Land Lse Fee:
Retire Com:
Fronting On: East
Exposure: East

Interior

Interior Feat: Water Heater Owned
Basement: Crawl Space

Basement Fin: Unfinished

Laundry Feat: **In Building, Laundry Room**
 Cooling: **None**
 Heating: **Oil Forced Air**
 Inclusions: **Dryer, Furniture, Microwave, Refrigerator, Washer**
 Add Inclusions: **See supporting documents for list**
 Exclusions: **See supporting documents for list**
 Furnace Age: **18-25 years** Tank Age: **19 years**

UFFI:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 49 PL 471; KAWARTHA LAKES**
 Zoning: **LSR FP**
 Assess Val/Year: **\$240,000/2022**
 PIN: **631190336**
 ROLL: **165131006015518**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Available/**

Hold Over Days:

Occupant Type: **Owner**Deposit: **5%**

Brokerage Information

List Date: **09/16/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes Real Estate Association**

Prepared By: **KIM ELRICK, Salesperson**Date Prepared: **09/16/2022**POWERED by itsorealestate.com. All rights reserved.

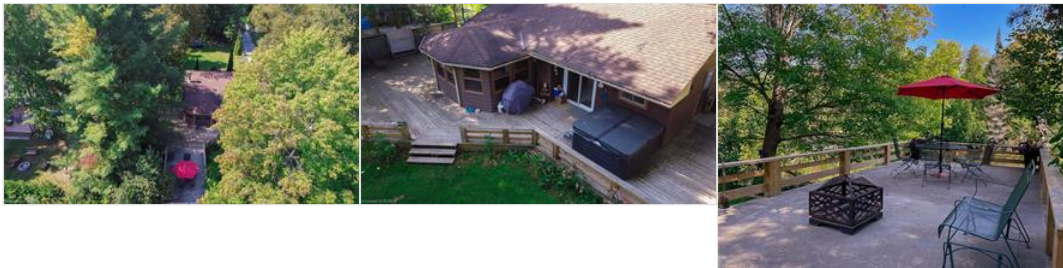
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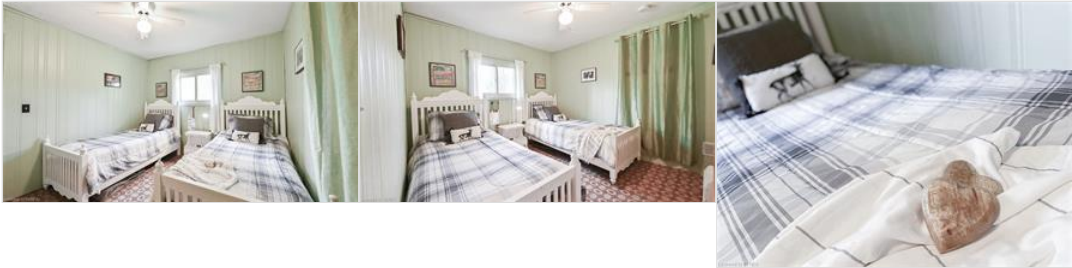
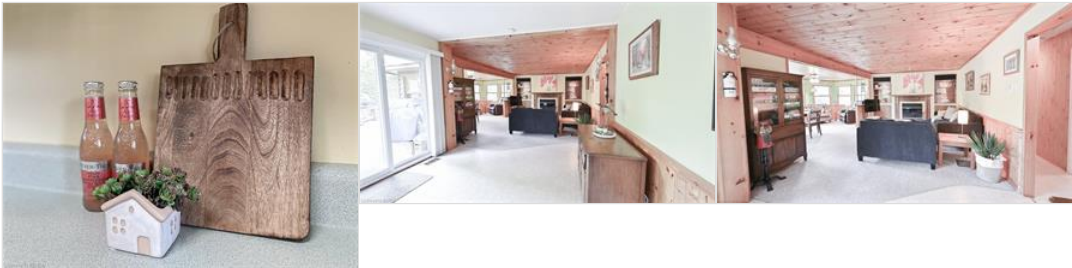
Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 4" X 13' 2"	5.28 X 4.01	4-Piece
Desc: equipped with a wood fireplace				
Dining Room	Main	15' 3" X 10' 0"	4.65 X 3.05	
Desc: Overlooking the waterfront				
Kitchen	Main	16' 0" X 11' 0"	4.88 X 3.35	
Bedroom Primary	Main	11' 8" X 10' 5"	3.56 X 3.17	
Bedroom	Main	11' 8" X 8' 5"	3.56 X 2.57	
Bathroom	Main	8' 3" X 7' 5"	2.51 X 2.26	
Utility Room	Main	8' 0" X 7' 10"	2.44 X 2.39	
Other	Main	16' 6" X 3' 3"	5.03 X 0.99	
Desc: Hallway to bedrooms, bath, utilitiy rooms				
Bedroom	Main	13' 4" X 9' 3"	4.06 X 2.82	
Desc: Bunkie				

Photos

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