

149 CEDARPLANK Road, Burnt River, Ontario K0M 1N0

Client Full
Active / Residential

149 CEDARPLANK Rd Burnt River

MLS® #: 40395190

Price: **\$749,000**



Kawartha Lakes/Kawartha Lakes/Somerville (Twp) Bungalow/House



Water Body: **Burnt River**

Type of Water: **River**

	Bed	Bath	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: **57/57**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,492.28/2022**

Remarks/Directions

Public Rmks: **Welcome to tranquility on the Burnt River. This home or cottage boasts four-season access with an abundance of activities at the doorstep! This cottage sits on a well treed and private lot providing for a memorable summer escape. 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. Visit the Realtor's website for more information**

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

Common Elements

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	Bed	Bath	# Kitchens	Winterized
Garage				No
Bunkhouse				No
Boathouse				No

Exterior

Construct. Material: **Metal/Steel Siding**
 Shingles Replaced:
 Year/Desc/Source: **1978/Town Records/Other**
 Property Access: **Private Road, Public Road**
 Other Structures:
 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**
 Lot Size Area/Units: **0.375/Acres**
 Lot Front (Ft): **100.00**
 Location: **Rural**
 Area Influences: **Golf, Hospital, Lake Access, Trails**
 View: **River**
 Topography: **Flat, Flat site**
 Restrictions:
 Foundation: **Concrete Block**
 Water Tmnt: **UV System, Water Purification**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **164.00**
 Lot Irregularities:
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee: **\$175**
 Winterized: **Fully Winterized**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure: **East**
 Garage Spaces: **1.0**
 Driveway Spaces: **6.0**

Interior

Interior Feat: **Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **In Building, Laundry Room**
 Cooling: **None**
 Heating: **Oil Forced Air**
 Basement Fin: **Unfinished**

Inclusions: **Dryer, Furniture, Microwave, Refrigerator, Washer**
 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: **04/05/2023**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**

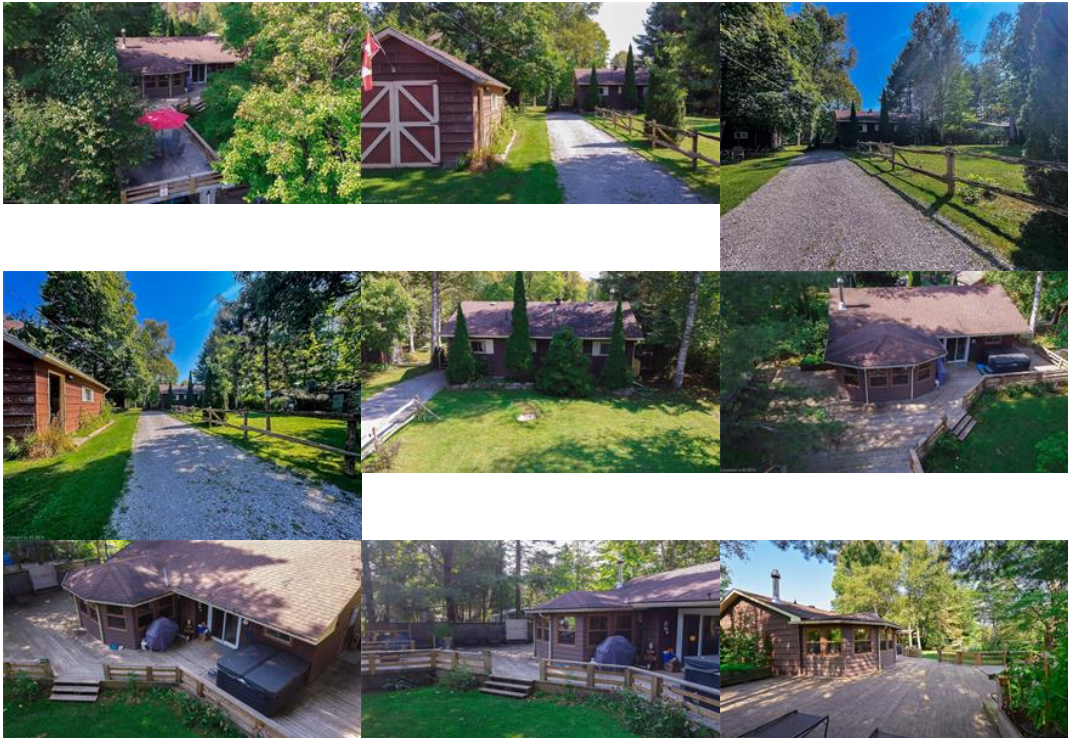
Source Board: Kawartha Lakes Real Estate Association
 Prepared By: KIM ELRICK, Salesperson
 Date Prepared: 06/01/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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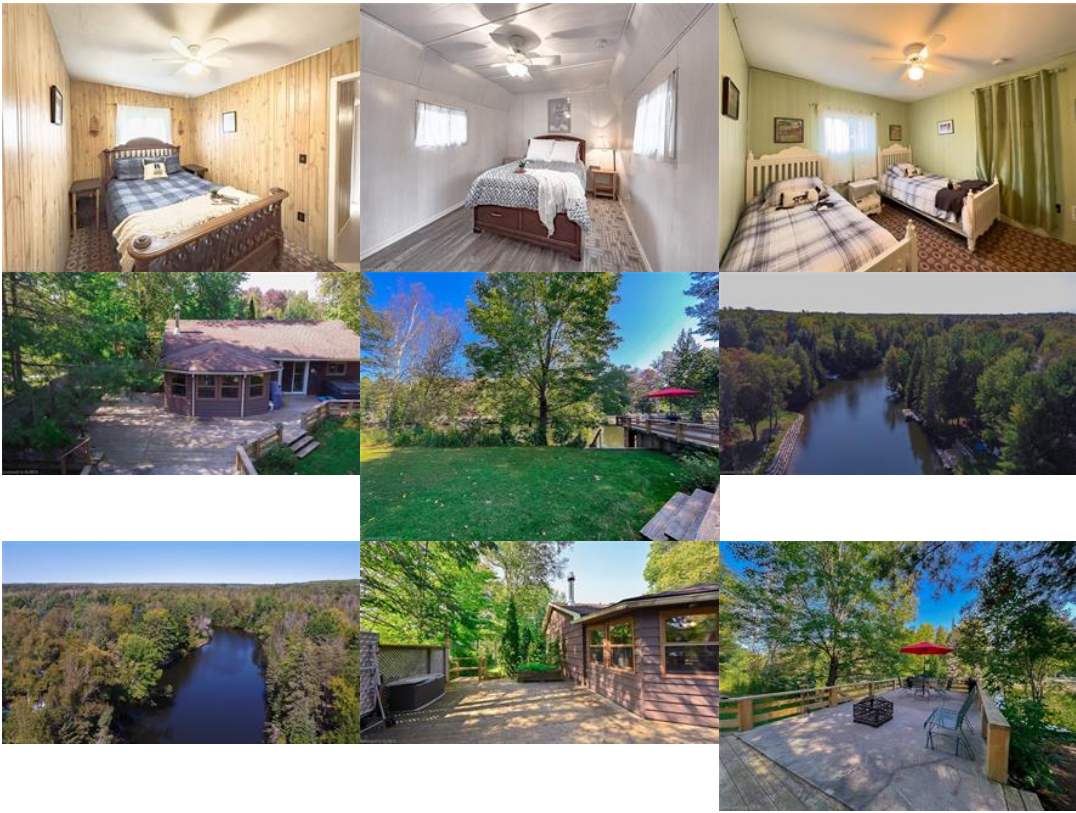
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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 4" X 13' 2"	5.28 X 4.01	
Desc: equipped with a wood fireplace				
Dining Room	Main	15' 3" X 10' 0"	4.65 X 3.05	
Desc: Overlooking the waterfront				
Kitchen	Main	16' 0" X 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	4-Piece
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				

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