

## Cross Property Client Full

**PT LT 18 BALSAM LAKE DRIVE**

**Kirkfield, ON K0M 2B0**

**Kawartha Lakes/Kawartha Lakes (City)/Bexley (Twp)**

**Land/Residential Building Lot/For Sale**

**Active**

**Price:**



MLS®#: **120933**  
List Date: **20-Apr-2018**

Sq Ft Finished  
Title/Ownership: **Freehold**  
Fronting On: **North**  
Lot Front: **125.00**  
Road Access Fee:  
Access: **Municipal road**  
Driveway Spaces/Type: **/None/**  
Waterfront: **No**

Bedrooms (AG/BG): **/**  
Bathrooms (F/H): **0**  
Sq Ft. Unfinished  
Recreational: **No**  
Year Built/Desc: **/**  
Lot Depth: **479.**  
Lot Size/Acres: **1-2.9**

WF Exposure:

**Public Remarks: A 1.3 acre building lot with 125 feet of frontage on Balsam Lake Drive. Just steps from Balsam Provincial Park and its spectacular sand beaches and hiking trails. The lot is level and provides two options 1 home/cottage location - along Balsam Lake Drive, or further back for more privacy along Shoreview Lane, w the property. Boat launch and docking facilities are available in the Park, and the Park store is just next doo**

**Directions: Hwy 35N to Coboconk, left on County Rd 48, left onto Parkside Road, right onto Balsam Lake Drive adjacent to Park store.**

### Interior Features Exterior Features

Lot Shape:	<b>Rectangular</b>	Lot Irregularities:	FH Common Fee:
Restrictions:	<b>Easement</b>		
Services:	<b>At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Recycling Pickup, School B</b>		
Topography:	<b>Flat, Wooded/Treed</b>	Alternative Power:	
Water/Supply Type:	<b>None/</b>	Sewage:	<b>None</b>
Site Influences	<b>Park</b>		

### Inclusions/Exclusions

Exclusions: **none**

### Land

Total:	<u>ACREAGE</u> <b>1.31</b>	Rented:	Soil Test/Date:	/
Clear:		Tiled-System:	Development Charges:	<b>Unknown</b>

### Tax Information

Roll#:	<b>165134002050607</b>	Local Improve Fee/Comments /	
Pin#:	<b>631160509</b>	Zoning:	<b>RR3</b>
Assessment \$/Year:	<b>\$40,000/2016</b>	Survey/Year:	<b>Yes 1996</b>
Legal Description:	<b>PT LT 18 NORTHWEST BAY RANGE BEXLEY PT 1,2,3, 57R7595, S/T R329703 T/W R30981</b>		
	<b>KAWARTHA LAKES</b>		

**KAWARTHA WATERFRONT REALTY INC. - 82**

**Client Full Report**

**Date Printed**

**Prepared By: DAVID DONAIS, Sales Representative**

<http://www.kawarthawaterfront.com>

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**All data is subject to Errors, Omissions or Revisions and is not warranted. 04/26/2018 04:44:35**