

Cross Property Client Full

246 FRANCIS STREET E
Fenelon Falls, ON K0M 1N0
 City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon Falls (Town)

Residential/ Single Family/ For Sale Price: \$899,900.00
Active



MLS®#: **262082**
 List Date: **01-Jun-2020** Bedrooms (AG/BG): **4 (2/ 2)**
 Bathrooms (F/H): **4 (3/ 1)**

Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **1,420** Sqft Below Grade: **1,199**
 Sq Ft Finished: **2,619** Sq Ft. Unfinished:
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No** # Rooms: **15**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **1973/ Historic**
 Lot Front: **95.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **0.5-0.99**
 Access: **Municipal road** Acres/ **0.63**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **3/ Private Single Wide/ Asphalt**
 Waterfront: **Yes** WF Exposure: **South West**
 WF Type/Name: **Lake/ Sturgeon Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **95**
 WF Buildings: **Boathouse-Wetslip**
 WF Features: **Dock, Trent System**
 Shore Line: **Clean, Sandy**
 Leased Land Fee:

Public Remarks: **STURGEON LAKE** This impressive lake house has many features that will delight those looking for a waterfront home or recreational property. Located on a large 0.63 acre lot, the property has expansive and superbly designed outdoor living areas that take full advantage of its setting on scenic and protected Wychwood Bay. The 95 ft of waterfront is very private with child-friendly sand bottom near the shore and deep-water swimming further out in the bay. There is a wet slip boathouse that can accommodate an 18' boat and a new permanent dock for larger watercraft that also serves as a perfect platform to enjoy sunsets. The home has been extensively renovated and updated (refer to Realtor documentation for details) and includes a self-contained in-law suite next to the attached garage/shop. A new furnace (now on natural gas) and heat pump were installed in 2018. The property is accessed by a paved municipal road and is within walking distance to shopping and services in Fenelon Falls.

Directions: **Take County Road 121 north into the town of Fenelon Falls. Turn right on Francis Street.**

Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, In-Law Suite, Smoke Detector, Water Heater Owned, Wet Bar**
 Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Electric, Wood**
 Heat Primary/Sec: **Forced Air-Gas, Heat Pump/ Baseboard**
 HVAC: **Air Exchanger, Central Air** Foundation: **Poured Concrete**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:
 Lot Shape: **Irregular** Lot Irregularities:
 Exterior Finish: **Brick, Stone, Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, School Bus Route**
 Topography: **Level** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Iron/Mineral Filter, UV System, Water Softener**
 Exterior Features: **Balcony, Fenced Partial, Hot Tub, Patio(s), Seasonal Living**
 Other Structures: **Accessory Apartment, Shed**
 Site Influences: **Lake Access, Landscaped, Schools, Shopping Nearby, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Freezer, Garage Door Opener, Hot Tub, Hot Tub Equipment, Smoke Detector, Window Coverings . Indoor and outdoor furnishings, 22' pontoon boat with 150 hp outboard and smaller watercraft are negotiable. Hot tub is in "as is" condition.**

Exclusions: **BBQ and monitoring system.**

Tax Information

Roll#: **165121006047000** Local Improve Fee/Comments /
 Pin#: **631470061** Zoning: **RR2** Taxes/Year: **\$4,708/ 2019**
 Assessment \$/Year: **\$485,000/2020** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 9 PL 253 AS IN R208687 CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	24'10"x13'11"	
Kitchen	M	13'3"x11'10"	
Dining Room	M	13'3"x15'0"	
Master Bedroom	M	11'6"x15'9"	
Ensuite	M	9'11"x6'10"	3-Piece
Bathroom	M	10'9"x12'2"	4-Piece
Living Room	M	9'10"x10'11"	
Kitchen	M	9'1"x10'11"	
Bedroom	M	9'11"x10'3"	
Bathroom	M	6'4"x5'4"	3-Piece
Recreation Room	B	24'7"x22'3"	
Bedroom	B	12'5"x17'10"	
Bedroom	B	12'7"x13'7"	
Bathroom	B	2'6"x7'5"	2-Piece
Utility	B	22'5"x9'4"	

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Client Full Report

Date Printed: 06/01/2020

Prepared By: **DAVID DONAIS**, Broker of Record
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