

Property Client Full

4 Evans Drive, Kawartha Lakes, Ontario K0M 1N0

Listing

4 Evans Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: X13526932

List Price: \$879,000

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: \$5,890.00/2025 Transaction: Sale
 SPIS: No DOM 2
 Legal Desc: LT 18 PL 613 CITY OF KAWARTHA LAKES

Style: Bungalow Raised Rooms Rooms+: 17+0
 Fractional Ownership: BR BR+: 4(2+2)
 Assignment: Baths (F+H): 3(3+0)
 Link: No SF Range: 1500-2000
 Storeys: SF Source: LBO Provided
 Lot Irreg: Lot Acres: 0.50 - 1.99
 Lot Front: 100.00 Fronting On: W
 Lot Depth: 232.00 Builder Name:
 Lot Size Code: Feet
 Zoning: RR3-4
 Dir/Cross St: County Road 8 (Northline Road) and Evans Drive

PIN #: 631180472 ARN #: 165131006000312 Contact After Exp: No
 Holdover: 90 Survey Year/Type: 1988/Boundary Onl
 Possession: Flexible Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0)	Exterior: Brick	Water: Well
Basement: No	Garage: Yes	Water Supply Type: Drilled Well
Fireplace/Stv: Yes/Finished W/O	Gar/Gar Spcs: Attached Garage/2.0	Water Delivery Feat: UV System, Water Treatment
Fireplace Feat: Wood	Drive Pk Spcs: 10.00	Water Meter:
Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Sewage Pump, Water Softener	Tot Pk Spcs: 12.00	Waterfront Feat: Dock, Riverfront, Trent System
Parking Feat: Private Double	Pool: None	Waterfront Struc: Not Applicable
Heat: Heat Pump	Room Size:	Well Capacity:
Heat Source: Electric	Rural Services: Garbage Pickup	Well Depth:
A/C: Yes/Central Air	Security Feat:	Sewers: Septic
Central Vac: Yes		Special Desig: Unknown
Apx Age: 31-50		Farm Features:
Laundry Lev: Main		Winterized: Fully
Property Feat: River/Stream		
Exterior Feat: Deck		
Roof: Metal		
Foundation: Poured Concrete		
Topography: Sloping		
Soil Type:		
Alternate Power: None		
Water Name: Burnt River	Waterfront: Direct	Island YN: No
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Not Applicable		
Water Frontage: 30.50		
Water Features: Dock, Riverfront, Trent System		
Under Contract: Hot Water Tank-Electric	Dev Charges Paid:	HST App To SP: Not Subject to HST
Access To Property: Municipal Road		
Shoreline: Deep	Shoreline Exposure: North West	
Shoreline Road Allowance: None		
Docking Type: Private	Water View: Direct	Channel Name:
View: River	Lot Shape: Rectangular	Lot Size Source: Survey

Remarks/Directions

Client Rmks: This is a lovely home with great bones on Evans Drive, perhaps the nicest street on the Burnt River that features many high-end homes and no flood risk. And this is one of the best lots on the street as it is large at 0.58 acres and features 100 ft of west-facing waterfront with perfect deep water swimming off the riverside dock that spans the entire length of the waterfront. The four bedroom/three bathroom home has more than 3,000 sq ft of living area on two levels. The main level is highlighted by a living room with wood-burning fireplace, a bright kitchen/breakfast area overlooking the waterside lawn, a dining room, and two bedrooms including the Primary which features a spacious updated ensuite, walk-in closet and walk-out to the deck. A second bedroom with a shared 5 pc bathroom, a laundry room and a large attached double car garage completes the main floor. The lower level has a large rec room with a wood stove, a walk-out to the waterside lawn, two bedrooms, and a 3 pc bathroom. Practical features include a metal roof with new eavestroughs and snow stops, newer heat pump and furnace (2018) and water purification system (2016), double-wide paved driveway, and a new deck (2024). Evans Drive is municipally maintained and within a 10 minute drive to services in Fenelon Falls. Cameron Lake and the remainder of the Trent-Severn Waterway is a short boat ride downstream. Most furniture is included, and a short closing is possible.

Inclusions: Refrigerator, stove, light fixtures, window coverings, water treatment system, all furniture and furnishings as viewed except where excluded.

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.87 M X 4.32 M	15.98 Ft x 14.17 Ft		
Dining Room	Main	3.33 M X 4.42 M	10.93 Ft x 14.50 Ft		
Kitchen	Main	3.32 M X 3.05 M	10.89 Ft x 10.01 Ft		
Breakfast	Main	3.29 M X 3.06 M	10.79 Ft x 10.04 Ft		
Primary Bedroom	Main	3.67 M X 4.85 M	12.04 Ft x 15.91 Ft		
Bedroom	Main	4.23 M X 3.99 M	13.88 Ft x 13.09 Ft		
Mudroom	Main	2.26 M X 3.44 M	7.41 Ft x 11.29 Ft		
Foyer	Main	3.08 M X 2.22 M	10.10 Ft x 7.28 Ft		
Recreation	Basement	9.09 M X 11.92 M	29.82 Ft x 39.11 Ft		
Other	Basement	1.94 M X 2.3 M	6.36 Ft x 7.55 Ft		
Bedroom	Basement	6.05 M X 2.75 M	19.85 Ft x 9.02 Ft		
Bedroom	Basement	3.7 M X 3.42 M	12.14 Ft x 11.22 Ft		
Cold/Cant	Basement	0.98 M X 8.33 M	3.22 Ft x 27.33 Ft		
Utility Room	Basement	2.01 M X 3.14 M	6.59 Ft x 10.30 Ft		
Bathroom	Main			4	
Bathroom	Main			5	
Bathroom	Basement			3	