

Property Client Full

470 Indian Point Road, Kawartha Lakes, Ontario K0M 1K0

Listing

470 Indian Point Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12454201

List Price: \$2,899,000



Kawartha Lakes/Kawartha Lakes/Coboconk

Tax Amt/Yr: **\$12,468.00/2024** Transaction: **Sale**
 SPIS: **No** DOM
 Legal Desc: **LT 72-73 PL 259 T/W VT86629; PT NW BAY DR PL 259; PT LT 6 GULL RIVER RANGE BEXLEY AS IN R428785, T/W R428785; KAWARTHA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **13+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **2000-2500**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **2 - 4.99**
 Lot Front: **200.00** Fronting On:
 Lot Depth: **354.00**
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Highway 35 and Grandy Road**

PIN #:	631170151	ARN #:	165134001056200	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Stone, Wood	Water:	Well
Fam Rm:	Yes	Garage:	Yes	Water Supply Type:	Lake/River
Basement:	Yes/Full, Walk-Up	Gar/Gar Spcs:	Detached Garage/2.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	6.00	Waterfront Feat:	Boathouse, Dock, Trent System
Fireplace Feat:	Wood	Tot Pk Spcs:	8.00	Waterfront Struc:	Dry Boathouse-Single
Interior Feat:	Generator - Full, Primary Bedroom - Main Floor, Water Heater Owned Forced Air, Propane Yes/Central Air	Pool:	None	Well Capacity:	
Heat:		Room Size:		Well Depth:	
A/C:	No	Rural Services:	Garbage Pickup	Sewers:	Septic
Central Vac:	No	Security Feat:	Alarm System	Special Desig:	Unknown
Apex Age:	31-50			Farm Features:	
Laundry Lev:	Lower			Winterized:	Fully
Property Feat:	Waterfront				
Exterior Feat:	Deck, Patio				
Roof:	Asphalt Shingle				
Foundation:	Concrete Block				
Topography:	Level				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Balsam Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	61.00
Water Struct:	Dry Boathouse-Single	Easements/Restr:	Unknown		
Water Features:	Boathouse, Dock, Trent System				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Yr Rnd Private Rd				
Shoreline:	Clean, Deep, Hard Bottom	Shoreline Exposure:	West		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse

Remarks/Directions

Client Rmks: **This Lake House on coveted Indian Point on Balsam Lake provides immense and priceless privacy across its 200 ft of waterfront and 2.3 acres, enhanced by the presence of equally large and private properties on either side. The property has purposely been kept well-treed but new owners have the option to open up the vistas to take full advantage of the deep, weed-free waterfront and pure western exposure. The Lake House features almost 2,500 sq ft of above-grade living area highlighted by a great room with a large granite wood-burning fireplace and wall-to-wall windows, a large dining room with a walk-out to an expansive deck, and a spacious kitchen with breakfast area. The Primary is large and bright, with a 4 pc Ensuite, with two other main floor bedrooms and a 4 pc bathroom completing the main floor. The second floor features a large family room that can be re-purposed for many uses. The Lake House is carpet-free with lovely pine floors throughout. The full basement is partially finished and also provides many options for further enhancement. Outside is an oversized double garage, and a large marine rail boat house in excellent condition. The property is adjacent to the 1,500 acre Indian Point Provincial Park that provides exceptional walking and biking activities, and the Indian Point Property Owners Association maintains private tennis and pickle ball courts, with community events scheduled throughout the summer. The property is being sold with most furniture and furnishings included, and a short closing is possible.**

Inclusions: **All furniture, furnishings, window coverings and light fixtures as viewed except where noted in exclusions, dock.**

Rooms**MLS® #: X12454201**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	6.13 M X 7.65 M	20.11 Ft x 25.09 Ft		
Dining Room	Main	4.85 M X 3.69 M	15.91 Ft x 12.10 Ft		
Kitchen	Main	5.09 M X 5.45 M	16.69 Ft x 17.88 Ft		
Bedroom	Main	5.42 M X 4.45 M	17.78 Ft x 14.59 Ft		
Bedroom	Main	5.15 M X 3.17 M	16.89 Ft x 10.40 Ft		
Bedroom	Main	5.21 M X 3.17 M	17.09 Ft x 10.40 Ft		
Family Room	Second	5.58 M X 5.61 M	18.30 Ft x 18.40 Ft		
Laundry	Basement	3.9 M X 2.19 M	12.79 Ft x 7.18 Ft		
Other	Basement	3.57 M X 1.98 M	11.71 Ft x 6.49 Ft		
Other	Basement	5.15 M X 13.96 M	16.89 Ft x 45.80 Ft		
Utility Room	Basement	1.25 M X 2.1 M	4.10 Ft x 6.88 Ft		
Bathroom	Main			4	
Bathroom	Main			4	