

Cross Property Client Full

54 BOYCE TRAIL

Norland, ON K0M 2L0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Laxton/Digby/Longford (Twp)

Residential/ Single Family/ For Sale

Active

Price: \$399,000.00



MLS®#: **227037**
 List Date: **08-Oct-2019**
 Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **1 (0/ 1)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **591**
 Sq Ft Finished: **591**
 Sq Ft Source: **Public Records**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **200.00**
 Road Access Fee:
 Access: **Private Road**
 Driveway Spaces/Type: **25/ Outside/Surface/Open/ None**
 Waterfront: **Yes**
 WF Type/Name: **River/ Gull River**
 Shore Rd Allowance: **Owned**
 WF Features: **River Front**
 Shore Line: **Clean, Sandy**
 Leased Land Fee:
 Sqft Below Grade:
 Sq Ft. Unfinished:
 # Rooms: **6**
 Recreational: **Yes**
 Year Built/Desc: **1954/ Completed / New**
 Lot Depth: **224.00**
 Lot Size/Acres: **1-2.99 Acres/ 1.03**

Public Remarks: **GULL RIVER** This is a lovely property with exceptional potential on a section of the Gull River that is one of the undiscovered gems of the western Kawarthas. There is perfect swimming for both children and adults in the gently flowing crystal clear waters with wade in sand bottom shoreline that gradually transitions to deeper water. This property is one of the largest in the area with 200 feet of waterfront on one acre. The lot is gently sloping and nicely treed, providing plenty of open areas for outdoor activities. There is a compact three season cottage near the waterfront with an interior that has been comprehensively updated in the past year. The property has never flooded, and with its easy year-round access to Highway 35, private boat launch and proximity to a vast network of ATV and snowmobile trails, has great potential for further development as a year-round home or weekend getaway.

Directions: **Highway 35 north of Norland to Boyce Trail**

Interior Features

Interior Features: **Smoke Detector, Washer/Dryer Hookup**
 Basement: **None/ None/**
 Heat Primary/Sec: **Space Heater(s)/**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Piers**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**
 Topography: **Level**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/ Lake/River**
 Other Structures: **Bunkhouse, Shed**
 Site Influences: **Water View**
 Exposure: **East**
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:
 Alternative Power:
 Yr Roof Surface Replaced: **2009**
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Smoke Detector, Window Coverings , pantry cupboards**

Exclusions: **none**

Tax Information

Roll#: **165142000146700**
 Pin#: **632730483**
 Assessment \$/Year: **\$165,000/2016**
 Legal Description: **PT LT 10 CON 11 LAXTON; PT SHORE RDAL LAXTON ALONG THE WLY SHORE OF GULL RIVER, CLOSED BY R143655, PT 12, 13, 30 & 31, 57R2836; T/W R376845; CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **LSR**
 Survey/Year: **Yes 1979**
 Taxes/Year: **\$1,630/ 2019**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Living Room	M	14'8"x11'4"	
Kitchen	M	10'6"x11'4"	
Bedroom	M	10'0"x9'10"	
Bedroom	M	9'10"x9'0"	
Storage Room	M	6'6"x5'11"	
Bathroom	M		2-Piece

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Client Full Report

Date Printed: 10/08/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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