

Cross Property Client Full

576 BIRCH POINT ROAD

Residential/ Single Family/ For Sale

Price:
\$1,049,000.00

Fenelon Falls, ON K0M 2T0

Active

City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon (Twp)



MLS® #: **201243**
List Date: **14-Jun-2019**
Type: **Detached**
Style: **1.5 Storey**
Sqft Above Grade: **2,623**
Sq Ft Finished: **2,794**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **75.00**
Road Access Fee:
Access: **Municipal road**
Garage Spaces/Type: **2.0/ Detached**
Driveway Spaces/Type: **8/ Private Single Wide/ Gravel**
Waterfront: **Yes**
WF Type/Name: **Lake/ Balsam Lake**
Shore Rd Allowance: **Owned**
WF Features: **Dock, Trent System**
Shore Line: **Clean, Other (see remarks)**
Leased Land Fee:
Bedrooms (AG/BG): **3 (3/ 0)**
Bathrooms (F/H): **3 (3/ 0)**
Sqft Below Grade: **171**
Sq Ft. Unfinished: **999**
Rooms: **12**
Recreational: **Yes**
Year Built/Desc: **2004/ Completed / New**
Lot Depth: **Under .5**
Lot Size/Acres: **Acre/ 0.45**
WF Exposure: **East**
WF Frontage Ft: **75**

Public Remarks: **BALSAM LAKE** This architect-designed and custom-built traditional lake house prioritizes connection and integration with the beautiful outdoor surroundings while providing maximum luxury and comfort. One needs to review the extensive features and details on the realtor's website to fully appreciate the scale and quality of the design and finishings in this stunning property. All main floor living, kitchen, dining and bedroom areas have walk-outs to the lovely verandas spanning both the front and rear of the home, while second floor balconies on both sides provide wonderful vistas over the lake and undeveloped wilderness behind. The focus on quality extends to the two-car/three door garage and limestone landscaping and gardens. Mature trees along the perimeter of the lot provide privacy and shade. The shoreline was dredged in 2019 to provide quality swimming and boat access. Access is via a paved municipal road, with easy access to Lindsay (15 min.) and the GTA.

Directions: **Glenarm Road to Birch Point Road**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Countertop Range, Smoke Detector, Water Heater**
Owned
Basement: **Full/ Partially Finished/**
Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Wood**
HVAC: **Central Air, HRV System**
Under Contract/Rental Items: **Propane Tank**
Fireplace: **Wood**
Foundation: **Concrete Block**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Irregular**
Exterior Finish: **Stone, Wood**
Restrictions: **Easement**
Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
Topography: **Level**
Roofing: **Asphalt**
Water/Supply Type: **Well/ Drilled Well**
Water Treatment: **Iron/Mineral Filter, Water Softener**
Exterior Features: **Balcony, Deck(s), Fenced Partial**
Site Influences: **Beach, Lake Access, Landscaped, Water View**
Exposure: **East**
Pool: **None**
Lot Irregularities:
FH Common Fee:
Alternative Power:
Yr Roof Surface Replaced: **2016**
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Freezer, Garage Door Opener, Satellite Dish, Smoke Detector, Window Coverings , dock. Other furnishing are negotiable.**

Exclusions: **Personal items**

Tax Information

Roll#: **165121002038300**
Pin#: **631650122**
Assessment \$/Year: **\$622,000/2016**
Legal Description: **LT 16 PL 291 SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 57R10184 AS IN KL 72924; CITY OF KAWARTHA LAKES**
Local Improve Fee/Comments /
Zoning: **RR3**
Survey/Year: **Yes 2002**
Taxes/Year: **\$5,974/ 2019**
Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Living Room	M	16'4"x14'5"	Fireplace, Hardwood floor
Dining Room	M	19'2"x11'11"	Hardwood floor, Walkout to Balcony/Deck
Kitchen	M	9'6"x14'0"	Double sink, Tile Floors
Breakfast	M	9'8"x14'0"	Hardwood floor, Walkout to Balcony/Deck
Bedroom	M	13'0"x10'7"	Hardwood floor, Walk-in bath, Walkout to Balcony/Deck
Office	M	10'3"x10'7"	Hardwood floor, Walkout to Balcony/Deck
Bathroom	M	8'10"x4'6"	3-Piece
Loft	2	20'10"x20'1"	Hardwood floor, Walkout to Balcony/Deck
Master Bedroom	2	20'3"x18'7"	French doors, Walk-in Closet, Walkout to Balcony/Deck
Ensuite	2	10'11"x8'11"	4-Piece
Bedroom	2	12'11"x12'0"	Hardwood floor
Bathroom	2	6'11"x8'2"	4-Piece

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Client Full Report

Date Printed: 06/28/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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