

Cross Property Client Full

64 REED BOULEVARD

Burnt River, ON K0M 1C0

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

Residential/ Single Family/ For Sale

Active

Price: \$235,000.00



MLS®#: **197876**
 List Date: **28-May-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **610**
 Sq Ft Finished: **610**
 Sq Ft Source: **Public Records**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Private Road**
 Driveway Spaces/Type: **4/ Circular, Other/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **River/ Burnt River**
 Shore Rd Allowance: **None**
 WF Features: **Dock, Stairs to Waterfront**
 Shore Line: **Deep, Natural**
 Leased Land Fee:
 Sqft Below Grade:
 Sq Ft. Unfinished:
 # Rooms: **6**
 Recreational: **Yes**
 Year Built/Desc: **/ Unknown**
 Lot Depth:
 Lot Size/Acres: **Under .5 Acre/ 0.34**
 WF Exposure: **South**
 WF Frontage Ft: **100**
 Plumbing Age:

Public Remarks: BURNT RIVER A compact, well-maintained three-bedroom cottage. Excellent views of the river, as well as the undeveloped farmland and wooded areas across the river. The 0.34 acre lot is level and has 100 feet of waterfront. Recent enhancements include new windows throughout, kitchen cabinets, roof (2016) and waterside dock. Heating is provided by a propane wall heater, and the crawl space is insulated. Great swimming and fishing in the river. Furnishings are included. Easy access to Fenelon Falls, Coboconk and Kinmount, as well as the Victoria Rail Trail.

Directions: Cty Road 121N, left on Burnt River Road, right on River Bend, left onto Reed Blvd

Interior Features

Interior Features: **Other (see remarks)**
 Basement: **None/ None/**
 Heat Primary/Sec: **Propane, Wall Furnace/**
 HVAC: **None**
 Under Contract/Rental Items: **Propane Tank**

Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection**
 Topography: **Level, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **None/ Lake/River**
 Water Treatment: **Sediment Filter**
 Exterior Features: **Deck(s), Fenced Partial**
 Site Influences: **River/Stream**

Exposure: **South**
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:
 Alternative Power:
 Yr Roof Surface Replaced: **2016**
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: Refrigerator, Stove, Window Coverings , furnishings as viewed, propane bbq

Exclusions: Personal items, canoe

Tax Information

Roll#: **165131002052100**
 Pin#: **631210191**
 Assessment \$/Year: **\$135,000/2016**
 Legal Description: **LT 7 PL 412; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **LSR-F**
 Survey/Year: **No**
 Taxes/Year: **\$1,250/ 2018**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room/Dining Room	M	17'0"x10'6"	
Kitchen	M	9'7"x8'4"	
Master Bedroom	M	9'9"x8'0"	
Bedroom	M	6'6"x6'5"	
Bedroom	M	7'5"x5'7"	
Bathroom	M		3-Piece

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Client Full Report

Date Printed: 07/31/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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