

Cross Property Client Full

65 SOUTH BAYOU ROAD

Fenelon Falls, ON KOM 1N0

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

Residential/ Single Family/ For Sale Price: \$699,000.00

Active



MLS@#: **201238**
 List Date: **12-Jun-2019** Bedrooms (AG/BG): **4 (3/ 1)**
 Bathrooms (F/H): **2 (1/ 1)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,436** Sqft Below Grade: **284**
 Sq Ft Finished: **1,617** Sq Ft. Unfinished: **103**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No** # Rooms: **12**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **1971/ Estimate**
 Lot Front: **113.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **Under .5**
 Access: **Municipal road** Acre/ **0.33**
 Garage Spaces/Type: **1.0/ Detached**
 Driveway Spaces/Type: **4/ Private Double Wide/ Asphalt**
 Waterfront: **Yes** WF Exposure: **East**
 WF Type/Name: **Lake/ Sturgeon Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **113**
 WF Features: **Canal Front, Dock, Trent System**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: **STURGEON LAKE A comprehensively renovated, modern and comfortable year-round home/weekend getaway on the north shore of Sturgeon Lake near Fenelon Falls. The lot with its 113 feet of waterfront occupies a unique location at the mouth of a canal that provides many advantages including wonderful vistas over the lake and the undeveloped shoreline to the east, shelter from prevailing winds, a shoreline dock that stays in year-round, and exceptionally low taxes. The open concept living, kitchen and dining areas are spacious and bright with vaulted ceilings. The kitchen has high-end fixtures and cabinets, and the living room has a propane fireplace. Walkouts from the kitchen and living areas lead to an expansive two-tiered waterside deck. The Master and ensuite are newly renovated and lovely. The partial basement contains a guest bedroom and a separate furnace room. A detached single garage and paved driveway completes the picture. Access is via a paved municipal road.**

Directions: **From Fenelon Falls take County Rd 8, turn right on Hickory Beach Road and left on South Bayou**

Interior Features

Interior Features: **Carbon Monoxide Detector, Cathedral Ceiling, Main Floor Laundry, Smoke Detector, Sump Pump**
 Basement: **Partial Basement/ Partially Finished/** Fireplace: **Propane**
 Heat Primary/Sec: **Forced Air-Propane/ Fireplace-Gas**
 HVAC: **Central Air, HRV System** Foundation: **Concrete Block, ICF**
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Garbage/Sanitary Collection, Internet High-Speed**
 Topography: **Clear View, Level** Alternative Power:
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Reverse Osmosis, UV System, Water Softener**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Beach, Golf, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Smoke Detector, Window Coverings , furnishings are negotiable.**

Exclusions: **Personal items**

Tax Information

Roll#: **165102603031517** Local Improve Fee/Comments /
 Pin#: **631250198** Zoning: **R1** Taxes/Year: **\$2,700/ 2018**
 Assessment \$/Year: **\$276,000/2016** Survey/Year: **Yes 2000** Survey Type: **Boundary Only**
 Legal Description: **LT 22 RCP 551 T/W R464780; KAWARTHA LAKES**

Rooms

| Room | Level | Dimensions | Features |
|----------------|-------|--------------|---|
| Foyer | M | 12'11"x7'0" | |
| Kitchen | M | 7'10"x14'9" | Double sink, Vaulted Ceiling, Walkout to Balcony/Deck |
| Dining Room | M | 7'6"x14'9" | Vaulted Ceiling |
| Living Room | M | 19'8"x20'3" | Fireplace, Vaulted Ceiling, Walkout to Balcony/Deck |
| Master Bedroom | M | 10'8"x11'6" | |
| Ensuite | M | 5'2"x11'4" | 2-Piece |
| Bedroom | M | 8'8"x8'10" | |
| Bedroom | M | 8'9"x9'1" | |
| Bathroom | M | 6'7"x7'4" | 4-Piece |
| Laundry Room | M | 6'7"x6'6" | |
| Bedroom | B | 14'9"x13'11" | |
| Storage Room | B | 15'1"x8'0" | |

KAWARTHA WATERFRONT REALTY INC. - 82

Client Full Report

Date Printed: 08/12/2019

Prepared By: **DAVID DONAIS, Broker of Record**

<http://www.kawarthawaterfront.com>

KAWARTHA WATERFRONT REALTY INC. - 82

All data is subject to Errors, Omissions or Revisions and is not warranted. 08/12/2019 10:30:03 AM