

Cross Property Client Full

8 DELAMERE ISLAND

Land/ Residential Building Lot/ For Sale Price: \$289,000.00

Kawartha Lakes, ON K0M 1K0
City of Kawartha Lakes/ Kawartha Lakes (City)/ Somerville (Twp)

MLS®#: **197564**
List Date: **31-May-2019**
Bedrooms (AG/BG): (/)
Bathrooms (F/H): **0** (/)
Sq Ft Finished
Title/Ownership: **Freehold**
Recreational: **Yes**
Fronting On: **None**
Year Built/Desc: /
Lot Front: **445.00**
Lot Depth:
Road Access Fee:
Access: **Boat Access**
Lot Size/Acres: **1-2.99 Acres/ 1.00**
Waterfront: **Yes** WF Exposure: **Multi**
WF Type/Name: **Lake/ Balsam Lake**
Shore Rd Allowance: **None** WF Frontage Ft: **445**
WF Buildings: **Boathouse-Wetslip**
WF Features: **Trent System, Water Access**
Hard Bottom,
Shore Line: **Natural , Rocky,**
Sandy
Leased Land Fee:



Public Remarks: **BALSAM LAKE Create your own island paradise on this 1 acre property on Delamere Island. This island is narrow enough to provide two distinctive waterfronts – 212 feet on the calm east side with wade-in hard sand bottom, and 233 ft on the more elemental west-side which provides spectacular vistas across the expanse of Balsam Lake. There are several abandoned buildings on the property including a cottage, two small cabins, and a wet slip boathouse, all of which are being sold on an "as is" basis – the current owners may remove certain personal items prior to closing. Hydro is available on the island. The property includes a one-fifth share in a mainland lot on Cherry island Road with parking and docking facilities. It is a short two-minute boat trip to the island.**

Directions: **Water access from 36 Cherry Island Road**

Interior Features Exterior Features

Add'l Monthly Fees: Exposure: **Multi** Pool:
Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
Restrictions: **None**
Services: **At Lot Line-Hydro**
Topography: **Level, Wooded/Treed** Alternative Power:
Water/Supply Type: **None/** Sewage: **None**
Site Influences: **Water View**

Inclusions/Exclusions

Exclusions: **none**

Land

Total: **1.00** Rented:
Clear: Tiled-System: Soil Test/Date: /
Development Charges: **No**

Tax Information

Roll#: **165131006021600** Local Improve Fee/Comments /
Pin#: **631180496** Zoning: **LSR-1** Taxes/Year: **\$2,690/ 2018**
Assessment \$/Year: **\$276,000/2016** Survey/Year: **Yes 1960** Survey Type: **Boundary Only**
Legal Description: **PT BIRCH ISLAND SOMERVILLE AS IN R143589; KAWARTHA LAKES (ALSO: 1/5 OWNERSHIP: PT LT 2 CON FRONT RANGE SOMERVILLE AS IN R406683; T/W R406683 COKL)**

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Client Full Report

Date Printed: 05/31/2019

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