

# 48 SUTER Drive, Kirkfield, Ontario K0M 2B0

Client Full  
**Active / Residential**

**48 SUTER Dr Kirkfield**

Listing ID: **40621868**

Price: **\$649,000**



**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)**  
**Bungalow/House**



Water Body: **Head Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**  
Baths (F+H): **1 (1 + 0)**  
SF Fin Total: **824**  
AG Fin SF Range: **501 to 1000**  
AG Fin SF: **824/Assessor**  
DOM: **0**  
Common Interest: **Freehold/None**  
Tax Amt/Yr: **\$2,722.00/2023**

## Remarks/Directions

Public Rmks: **This is a well-maintained seasonal cottage on one of the most desired locations on Head Lake. The lot is slightly over a half-acre in size, with a vast rear lawn that is perfect for all manner of outdoor activities. Mature trees along the lot lines provide exceptional privacy. The cottage is sited close to the east-facing waterfront, providing spectacular vistas across Head Lake. Steps lead down to a waterside deck and dock, and to excellent swimming waterfront. The cottage has over 800 sq ft of living area, with 3 bedrooms, open concept living/kitchen/dining area, and a separate family room. A roadside garage and two sheds provide plenty of storage space. Head Lake is a low-cottage density lake known for its clean water, excellent fishing and access to the 83,000 acre Queen Elizabeth Wildlands Provincial Park. The property is within an easy drive from the GTA and serviced by a municipally maintained road. It is being sold turn-key with almost all furnishings, including a riding mower and aluminum boat and motor, included.**

Directions: **County Road 45 (Monck Road) to Suter Drive.**

## Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Stairs to Waterfront</b>		
Dock Type:	<b>Private Docking</b>	Boat House:	
Shoreline:	<b>Rocky</b>	Frontage:	<b>100.00</b>
Shore Rd Allow:	<b>Owned</b>	Exposure:	<b>East</b>
Channel Name:		Island Y/N:	<b>No</b>

## Exterior

Exterior Feat:	<b>Deck(s)</b>		
Construct. Material:	<b>Vinyl Siding</b>	Foundation:	<b>Piers</b>
Shingles Replaced:			
Year/Desc/Source:	<b>//</b>		
Property Access:	<b>Municipal Road</b>		
Other Structures:	<b>Shed</b>		
Garage & Parking:	<b>Detached Garage//Outside/Surface/Open</b>		
Parking Spaces:	<b>9</b>	Driveway Spaces:	<b>8.0</b>
Services:	<b>Garbage/Sanitary Collection</b>		
Water Source:	<b>Lake/River</b>	Water Tmnt:	<b>None</b>
Lot Size Area/Units:	<b>0.519/Acres</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front (Ft):	<b>100.00</b>	Lot Depth (Ft):	<b>227.00</b>
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Lake/Pond, Trails</b>		
View:	<b>Lake</b>		
Topography:	<b>Level</b>		
Restrictions:	<b>None</b>		
		Roof:	<b>Asphalt Shingle</b>
		Prop Attached:	<b>Detached</b>
		Apex Age:	<b>51-99 Years</b>
		Rd Acc Fee:	
		Winterized:	<b>Not Winterized</b>
		Garage Spaces:	<b>1.0</b>
		Sewer:	<b>Holding Tank</b>
		Acres Rent:	
		Lot Shape:	<b>Rectangular</b>
		Land Lse Fee:	
		Retire Com:	
		Fronting On:	<b>East</b>
		Exposure:	<b>East</b>

## Interior

Interior Feat:	<b>Ceiling Fans, Water Heater Owned</b>		
Basement:	<b>None</b>	Basement Fin:	
Laundry Feat:	<b>None</b>		
Cooling:	<b>Wall Unit</b>		
Heating:	<b>Woodstove</b>		
Fireplace:	<b>1/Wood Stove</b>		
Under Contract:	<b>None</b>	FP Stove Op:	<b>Yes</b>
Inclusions:	<b>Furniture, Refrigerator, Stove, Window Coverings</b>	Contract Cost/Mo:	
Add Inclusions:	<b>Dock, all furniture and furnishings, riding mower and trailer, push mowers, aluminum boat and motor - all in "as is" condition.</b>		
Exclusions:	<b>Personal items</b>		

## Property Information

Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **LT 16 PL 266; PT SHORE RDAL LAXTON ALONG HEAD LAKE IN FRONT OF LT 12 & 13, CON 5, CLOSED BY R168362, PT 18, 57R3557; T/W R315076 CITY OF KAWARTHA LAKES**


Zoning: **RR2**  
Assess Val/Year: **\$255,000/2024**  
PIN: **632730088**  
ROLL: **165142000223500**  
Possession/Date: **Flexible/**

Survey: **Boundary Only/ 1982**  
Hold Over Days: **90**  
Occupant Type: **Owner**  
Deposit: **\$30,000.00**

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**Brokerage Information**

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List Date: **07/17/2024**  
List Brokerage: **[Kawartha Waterfront Realty](#)** 

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Source Board: Barrie and District Association of REALTORS®  
Prepared By: David Donais, Broker  
Date Prepared: 07/17/2024

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**Listing ID: 40621868**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>18' 10" X 11' 4"</b>	<b>5.74 X 3.45</b>	
<b>Kitchen</b>	<b>Main</b>	<b>11' 4" X 10' 4"</b>	<b>3.45 X 3.15</b>	
<b>Family Room</b>	<b>Main</b>	<b>11' 5" X 9' 9"</b>	<b>3.48 X 2.97</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>9' 8" X 7' 8"</b>	<b>2.95 X 2.34</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 10" X 7' 4"</b>	<b>2.69 X 2.24</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8' 4" X 7' 4"</b>	<b>2.54 X 2.24</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8' 0" X 7' 4"</b>	<b>2.44 X 2.24</b>	<b>3-Piece</b>
<b>Storage</b>	<b>Main</b>	<b>5' 2" X 2' 11"</b>	<b>1.57 X 0.89</b>	

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