

# Cross Property Client Full

**414 BALSAM LAKE DRIVE**

**Residential/ Single Family/ For Sale**

**Price:**  
**\$1,300,000.00**

**Kirkfield, ON KOM 2B0**

**Active**

**City of Kawartha Lakes/ Kawartha Lakes (City)/ Bexley (Twp)**



MLS@#: **250693**  
List Date: **13-Mar-2020**  
Bedrooms (AG/BG): **5 ( 5/ 0)**  
Bathrooms (F/H): **2 ( 1/ 1)**  
Type: **Detached**  
Style: **2.5 Storey**  
Sqft Above Grade: **2,965**  
Sq Ft Finished: **2,965**  
Sq Ft Source: **Public Records**  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **South**  
Lot Front: **1,060.00**  
Road Access Fee: **None**  
Access: **Municipal road**  
Driveway Spaces/Type: **20/ RV / Truck Parking/ Other**  
Waterfront: **Yes**  
WF Type/Name: **Lake/ Balsam Lake**  
Shore Rd Allowance: **None**  
WF Features: **Beach, Dock, Seawall, Trent System**  
Shore Line: **Clean, Mixed, Natural , Sandy, Shallow**  
Leased Land Fee: **None**  
Sqft Below Grade: **None**  
Sq Ft. Unfinished: **None**  
# Rooms: **14**  
Recreational: **Yes**  
Year Built/Desc: **1918/ Estimate**  
Lot Depth: **None**  
Lot Size/Acres: **3-9.99 Acres/ 5.62**  
WF Exposure: **South**  
WF Frontage Ft: **1,060**  
Furnace Age: **None**  
Plumbing Age: **None**  
Oil Tank Age: **None**

Public Remarks: **BALSAM LAKE This is a unique and desirable property on Mackenzie Bay - famous for its expanse of calm, sand-bottomed waters that are perfect for swimmers of all ages. The property has 1,060 ft. of waterfront on 5.6 acres, much of which is open, level lawn that that could be utilized for any number of recreational activities. The dry stone walls along the perimeter date from the 1880s and underscore the provenance of the property, which extends back to Sir William Mackenzie. The circa 1918 seasonal cottage has almost 3,000 sq. ft. of living space on three floors, and many lovely rooms with 9 foot ceilings and expansive period windows. Its location near the waterfront intensifies the connection to the lake. Buyers have many options with this property ranging from a restoration to a re-build on the existing footprint or further back from the waterfront.**

Directions: **County Road 48 to Balsam Lake Drive to #414. Enter property through gate at corner of Balsam Lake Drive and Stonegate Drive**

Interior Features:  
Basement: **None/ None/**  
Heat Primary/Sec: **Space Heater(s)/ None**  
HVAC: **None**  
Under Contract \$: **None**  
Under Contract/Rental Items: **None**  
Lease To Own Equip: **None**

## Interior Features

Fireplace: **None**  
Foundation: **Perimeter Wall, Poured Concrete**  
UFFI: **Unknown**  
Furnace Age: **None**  
Plumbing Age: **None**  
Oil Tank Age: **None**

Add'l Monthly Fees: **None**  
Lot Shape: **Irregular**  
Exterior Finish: **Wood**  
Restrictions: **Environment Protected, Right-of-Way**  
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**  
Topography: **Flat, Open space, Wooded/Treed**  
Roofing: **Asphalt**  
Water/Supply Type: **Other/ Lake/River**  
Water Treatment: **None**  
Exterior Features: **Porch, Seasonal Living**  
Other Structures: **Bunkhouse, Shed**  
Site Influences: **Beach, Water View**  
Exposure: **South**  
Lot Irregularities: **None**  
Pool: **None**  
FH Common Fee: **None**  
Alternative Power: **None**  
Yr Roof Surface Replaced: **2009**  
Sewage: **Septic**

## Exterior Features

## Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Hot Water Tank Owned, Satellite Dish, Window Coverings , most furnishings are negotiable, dock**

Exclusions: **Boat lift, tractor, personal items**

## Tax Information

Roll#: **165134002047500**  
Pin#: **631160631**  
Assessment \$/Year: **\$997,000/2020**  
Legal Description: **PT LOT 1 NORTHWEST BAY RANGE BEXLEY; PT LT 2 NORTHWEST BAY RANGE BEXLEY AS IN R160577 EXCEPT 57R4879; S/T R160577; KAWARTHA LAKES**  
Local Improve Fee/Comments /  
Zoning: **RR3 and EP**  
Survey/Year: **No**  
Taxes/Year: **\$8,870/ 2019**  
Survey Type: **None**

## Rooms

| Room           | Level | Dimensions  | Features     |
|----------------|-------|-------------|--------------|
| Living Room    | M     | 26'0"x17'5" |              |
| Kitchen        | M     | 19'0"x10'0" |              |
| Utility        | M     | 6'0"x10'0"  |              |
| Pantry         | M     | 7'0"x3'0"   |              |
| Dining Room    | M     | 12'0"x16'0" |              |
| Bedroom        | M     | 8'0"x12'0"  |              |
| Bathroom       | M     | 6'0"x4'0"   | 2-Piece      |
| Master Bedroom | 2     | 14'0"x20'0" | Balcony/Deck |
| Bedroom        | 2     | 10'0"x10'0" |              |
| Bedroom        | 2     | 16'0"x14'0" |              |
| Bedroom        | 2     | 14'0"x9'0"  |              |
| Bathroom       | 2     | 14'0"x6'0"  | 3-Piece      |
| Great Room     | 3     | 17'0"x22'0" |              |
| Storage Room   | 3     | 16'0"x7'0"  |              |

**KAWARTHA WATERFRONT REALTY INC. - 82**

**Client Full Report**

**Date Printed: 07/07/2020**

Prepared By: **DAVID DONAIS, Broker of Record**  
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**KAWARTHA WATERFRONT REALTY INC. - 82**

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