

49 CEDAR DALE Drive, Kirkfield, Ontario K0M 2B0

Listing

Client Full

[49 CEDAR DALE Dr Kirkfield](#)

MLS® #: 40230181

Active / ResidentialPrice: **\$1,498,000**

Kawartha Lakes/Kawartha Lakes/Bexley (Twp)

2 Storey/House

Water Body: **Balsam Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	2
Main	2	1	1
Second	1	1	

Beds: **5 (3 + 2)**
 Baths: **3 (3 + 0)**
 SF Fin Total: **3,028/LBO provided**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,924.00/LBO provide**
 BG Fin SF: **1,104.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,900/2021**

Next OH: **Public: Sat Mar 26, 1:00PM-3:00PM**

Remarks/Directions

Public Rmks: BALSAM LAKE - Outstanding 5 Bedroom/3 Bath/2 Kitchen "Turnkey" Waterfront Home. Pristine Shoreline With Panoramic Views That Go For Miles. This Property Has Everything Needed For Your Large Family & Guests. Spacious Open Concept Great Room With 20Ft. Cathedral Ceiling Combined With Kitchen & Dining Room With Wall/Wall Windows Overlooking Lake. Separate Sunroom/Office/Studio Finished In Tongue & Groove Pine With Views Of The Lake & W/O To Lakeside Deck. Finished Walkout Basement Has Open Concept Family Room With Kitchen, Propane Fireplace, 2 Bedrooms & 3Pc. Bath. Entire Property Is Professionally Landscaped With Interlock Walkways & Patios. Note: \$125.00 Per Year Cottage Association Fee.

Directions: Balsam Lake Dr. To Cedar Dale - Drive To End Of Road

Common Elements

Waterfront

Features: **Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Hard Bottom**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **50.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Balcony, Deck(s), Landscaped, Porch, Year Round Living**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1998//Public Records**
 Property Access: **Year Round Road**
 Other Structures: **Shed, Storage**
 Pool Features: **None**
 Garage & Parking: **Outside/Surface/Open, Private Drive Triple+ Wide**
 Parking Spaces: **6**
 Services: **Cell Service, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Water Source: **Drilled Well**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **50.00**
 Location: **Rural**
 Area Influences: **Campground, Golf, Hospital, Lake/Pond, Landscaped, Library, Marina, Rec./Community Centre**
 View: **Clear, Garden, Lake, Water**
 Topography: **Sloping**

Interior

Interior Feat: **Propane Tank, Water Heater**
 Security Feat: **Alarm System, Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
 Basement: **Full Basement**
 Basement Feat: **Separate Entrance, Walk-Out**
 Laundry Feat: **In Basement, Lower Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Freestanding, Propane**
 Under Contract: **Hot Water Heater, Propane Tank**
 Inclusions: **Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Gas Oven/Range, Gas Stove, Microwave, Range Hood, Refrigerator, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings**

FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 1 PL 162 T/W R201150 CITY OF KAWARTHA LAKES**
 Zoning: **RR3**
 Assess Val/Year: **\$583,000/2021**
 PIN: **631160551**
 ROLL: **165134002059200**
 Possession/Date: **30 - 59 Days/**

Local Improvements Fee:

Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Vacant**

Deposit: **\$100,000**

Brokerage Information

List Date: **03/24/2022**
 List Brokerage: **RE/MAX REALTY SPECIALISTS INC., BROKERAGE**
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **03/25/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40230181

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	17' 0" X 15' 7"	5.18 X 4.75	Hardwood floor, Open Concept, Vaulted Ceiling
<u>Desc:</u> Grand Open Space - Overlooks Lake				
Kitchen	Main	11' 3" X 14' 8"	3.43 X 4.47	Open Concept, Vaulted Ceiling, Vinyl Flooring
<u>Desc:</u> Large Family Size - Overlooks Lake				
Dining Room	Main	10' 0" X 12' 8"	3.05 X 3.86	Cathedral Ceiling, Hardwood floor, Open Concept
<u>Desc:</u> Seats 8 Or More - Overlooks Lake				
Sunroom	Main	8' 3" X 14' 10"	2.51 X 4.52	Hardwood floor, Vaulted Ceiling, Walkout to Balcony/Deck
<u>Desc:</u> Finished In Pine Tongue & Groove				
Bedroom	Main	11' 1" X 13' 8"	3.38 X 4.17	Broadloom
<u>Desc:</u> Large Picture Window				
Bedroom	Main	11' 4" X 6' 5"	3.45 X 1.96	
Storage	Main	6' 0" X 2' 5"	1.83 X 0.74	
<u>Desc:</u> Useful Storage Space				
Bedroom Primary Second		27' 1" X 17' 9"	8.25 X 5.41	3-Piece, Broadloom, Wall-to-Wall Closet
<u>Desc:</u> Large Private Space On Top Level				
Family Room	Basement	15' 11" X 14' 10"	4.85 X 4.52	Fireplace, Open Concept, Walkout to Balcony/Deck
<u>Desc:</u> Excellent For Extended Family Or Guests				
Kitchen	Basement	9' 9" X 9' 0"	2.97 X 2.74	Laminate, Open Concept, Walkout to Balcony/Deck
<u>Desc:</u> Ideal For BBQ and Bar Prep.				
Eat-in Kitchen	Basement	9' 9" X 7' 6"	2.97 X 2.29	Laminate, Open Concept, Walkout to Balcony/Deck
<u>Desc:</u> Large Space Overlooking The Lake				
Bedroom	Basement	9' 2" X 11' 10"	2.79 X 3.61	Carpet
<u>Desc:</u> Picture Window				
Bathroom Primary	Second	8' 6" X 5' 6"	2.59 X 1.68	3-Piece
<u>Desc:</u> Convenient Access From Outdoors				
Mud Room	Basement	10' 5" X 9' 7"	3.17 X 2.92	Vinyl Flooring, Walk-in Closets - Multiple, Walkout to Balcony/Deck
<u>Desc:</u> Double Closets For Coats & Boots				
Bathroom	Basement			3-Piece
Bathroom	Main			4-Piece
Bedroom	Basement	9' 6" X 11' 7"	2.90 X 3.53	Carpet
<u>Desc:</u> Large Window				

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