

83 ISLANDVIEW Road, Fenelon Falls, Ontario K0M 1N0

Listing

Client Full
Active / Residential

83 ISLANDVIEW Rd Fenelon Falls

MLS®#: 40219777
Price: \$1,298,000



Kawartha Lakes/Kawartha Lakes/Somerville (Twp) Bungalow Raised/House

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

	Beds	Baths	Kitch
Basement	2	1	
Main	2	2	1

Beds: **4 (2 + 2)**
Baths: **3 (2 + 1)**
SF Fin Total: **2,404/LBO provided**
SF Fin Range: **1001 to 1500**
AG Fin SF: **1,284.00/LBO provide**
BG Fin SF: **1,120.00/LBO provide**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,329/2022**

Remarks/Directions

Public Rmks: **This is an ideal property for those who are in the market for a low maintenance year-round home or cottage with perfect swimming and sunsets. The four bedroom/three bathroom property has 2,400 sq ft of living space on two levels with multiple walk-outs and has been the year-round home of the owners since 2007. While the property has been very well maintained (refer to the documents for detail of improvements), the highlight is undoubtedly the spectacular lake vistas from the interior living/dining areas as well as from the adjoining wrap-around deck and gazebo. Framed by mature trees that afford great privacy, the pure western exposure provides tremendous year-round sunset views and breezes to keep bugs at bay. Another highlight is the exceptional quality of the waterfront, which is 4 1/2 ft deep off the end of the dock, hard-bottomed and weed-free. The newer roadside stamped-concrete patio and adjoining perennial gardens provide additional outdoor living space. Practical features include composite decking, 200 amp service, propane stove in the rec room, central air, drilled well, double detached garage, concrete waterside retaining wall and a 30 ft aluminum dock with cedar planking. A 4,500 lb. Naylor Boat Lift can be purchased separately. Balsam Lake is at the top of the Trent-Severn Waterway, from where you can boat around the world. This area of Balsam Lake is ideal for watersports and sandbars are nearby. The property is easily accessed off Highway 35 and it is a short drive to amenities in Coboconk to the north and Fenelon Falls and Lindsay to the south. It is also an easy commute to the GTA.**

Directions: **Highway 35 to Island View Road**
Cross St: **Highway 35**

Common Elements

Waterfront

Features: **Stairs to Waterfront, Trent System**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Hard Bottom**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **45.00**
Exposure: **West**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				No

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s)**
Construct. Material: **Brick Veneer, Vinyl Siding**
Shingles Replaced: **2015** Foundation: **Concrete Block** Roof: **Fiberglass Shingle**
Year/Desc/Source: **1988//Public Records** Prop Attached: **Detached**
Property Access: **Private Road** Apx Age: **31-50 Years**
Other Structures: **Gazebo** Rd Acc Fee: **\$250**
Garage & Parking: **Detached Garage//Street Parking Only//Right-of-Way** Winterized: **Fully Winterized**
Parking Spaces: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter, Water Softener** Sewer: **Septic**
Lot Size Area/Units: **0.183/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **45.00** Lot Depth (Ft): **135.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: **Irregular lot size** Land Lse Fee:
Area Influences: **Cul de Sac/Dead End, Golf, Highway Access, Hospital, Lake/Pond, Schools, Shopping Nearby**
View: **Lake, Panoramic** Retire Com: **No**
Topography: **Sloping, Wooded/Treed** Fronting On: **West**
Restrictions:
High School: **Fenelon Falls High School** Exposure: **West**
Elementary School: **Ridgewood Public School**

Interior

Interior

Interior Feat: **Air Exchanger, Auto Garage Door Remote(s), Ceiling Fans, Sewage Pump, Water Heater Owned, Water Softener**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
 Access Feat: **Bath Grab Bars, Kitchen, Level within Dwelling, Lever Door Handles, Lever Faucets, Multiple Entrances, Parking, Raised Toilet, Shower Stall**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **In Basement**
 Cooling: **Central Air**
 Heating: **Baseboard, Oil Forced Air, Propane**
 Fireplace: **FP Stove Op: Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Microwave, Range Hood, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **Vaneer air exchanger, iron filter, water softener. Additional furnishings are negotiable.**
 Exclusions: **Basement refrigerator, both televisions, cabinet behind toilet in ensuite, Naylor boat lift.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 9 CON FRONT RANGE SOMERVILLE AS IN R351962; T/W R351962; KAWARTHA LAKES**
 Zoning: **LSR** Survey: **Available/ 1998**
 Assess Val/Year: **\$537,000/2022** Hold Over Days: **90**
 PIN: **631180285** Occupant Type: **Owner**
 ROLL: **165131006027200** Deposit: **\$75,000**
 Possession/Date: **Other/**
 Possession Rmks: **June 1/22 or later**

Brokerage Information

List Date: **03/10/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 03/11/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40219777

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room/Dining Room	Main	12' 11" X 20' 7"	3.94 X 6.27	California Shutters, Laminate
Kitchen	Main	12' 11" X 18' 6"	3.94 X 5.64	California Shutters, Laminate, Walkout to Balcony/Deck
Bedroom Primary	Main	12' 10" X 13' 8"	3.91 X 4.17	Broadloom, Wall-to-Wall Closet
Bathroom	Main	4' 11" X 7' 10"	1.50 X 2.39	3-Piece, Ensuite, Vinyl Flooring
Bedroom	Main	9' 7" X 13' 7"	2.92 X 4.14	Carpet Wall-to-Wall, Wall-to-Wall Closet
Bathroom	Main	7' 5" X 7' 10"	2.26 X 2.39	4-Piece, Laminate
Recreation Room	Basement	25' 7" X 20' 6"	7.80 X 6.25	Sliding doors, Vinyl Flooring, Walkout to Balcony/Deck
Bedroom	Basement	10' 3" X 13' 1"	3.12 X 3.99	Carpet Free
Bedroom	Basement	10' 3" X 9' 10"	3.12 X 3.00	Carpet Free
Bathroom	Basement	5' 5" X 4' 7"	1.65 X 1.40	2-Piece, Vinyl Flooring
Laundry	Basement	12' 6" X 11' 8"	3.81 X 3.56	

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