

# 84 TRENT CANAL Road, Rosedale, Ontario K0M 1N0

Listing

Client Full  
**Active / Residential**

**84 TRENT CANAL Rd Rosedale****MLS® #: 40229340****Price: \$749,000****Kawartha Lakes/Kawartha Lakes/Fenelon (Twp)****Bungalow/House**Water Body: **Trent Canal**Type of Water: **Canal**

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Fin Total: **1,202/LBO provided**  
 SF Fin Range: **1001 to 1500**  
 AG Fin SF: **1,202.00/LBO provide**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,619/2021**

**Remarks/Directions**

**Public Rmks:** This is a well-maintained year-round home or cottage located on the Trent Canal just a short lock-free boat ride to beautiful Balsam Lake. Located on a large 0.65 acre gently sloping lot, this 3 bedroom, 2 bathroom home has 1,200 sq ft of living space, forced-air propane heating and a deep crawl space with a concrete floor. Recent updates include new roof (2019), carpet in living/dining areas (2019), updated kitchen and bathroom (2017) and a steel roof on shop/garage (2017). There are two driveways on either side of the lot with one leading to a 24x36 ft shop/garage, and the other to a single garage with an attached carport. The shop is insulated and heated, with a hoist and built-in air compressor. Taxes are exceptionally low as the waterfront is not owned. However, one just needs to cross municipally maintained Trent Canal Road for deep, weed-free swimming. The \$50 annual Homeowners Association fee provides access to a boat dock a short distance west on the Canal. Fibre optic internet has recently become available. There is easy access to Highway 35, and services in Cobocok, Fenelon Falls and Lindsay are a short drive away.

**Directions:** Highway 35 to Trent Canal Road**Common Elements****Waterfront****Features:** Canal Front, Trent System, Water Access**Dock Type:** Private Docking**Shoreline:** Clean, Deep**Shore Rd Allow:** None**Channel Name:****Boat House:****Frontage:** 0.00**Exposure:****Island Y/N:** No**Exterior****Exterior Feat:****Construct. Material:** Vinyl Siding**Shingles Replaced:** 2019**Year/Desc/Source:** 1950//Public Records**Property Access:** Municipal Road**Other Structures:** Workshop**Garage & Parking:** Detached Garage//Private Drive Single Wide**Parking Spaces:** 7**Services:****Water Source:** Lake/River**Lot Size Area/Units:** 0.650/Acres**Lot Front (Ft):** 101.00**Location:** Rural**Area Influences:** Highway Access, Lake Access, Marina**View:** Canal, Forest**Topography:** Sloping**Restrictions:** None**Foundation:****Concrete Block****Driveway Spaces:****5.0****Garbage/Sanitary Collection, High Speed Internet Avail****Water Tmnt:****Sediment Filter****Acres Range:****0.50-1.99****Lot Depth (Ft):****282.00****Lot Irregularities:****Roof:****Prop Attached:****Apex Age:****Rd Acc Fee:****Winterized:****Garage Spaces:****Sewer:****Acres Rent:****Lot Shape:****Land Lse Fee:****Retire Com:****Fronting On:****Exposure:****Asphalt Shingle****Detached****51-99 Years****Fully Winterized****2.0****Septic****Rectangular****South****Interior****Interior Feat:****Ceiling Fans****Basement:** Crawl Space**Laundry Feat:** Main Level**Cooling:** None**Heating:** Baseboard, Forced Air-Propane**Under Contract:** Hot Water Heater, Propane Tank**Inclusions:** Dryer, Freezer, Microwave, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings**Add Inclusions:** Built-in air compressor and hoist in garage/shop. Dishwasher in "as is" condition.**Contract Cost/Mo:****Property Information****Common Elem Fee:** No**Local Improvements Fee:**

Legal Desc: **PT LT 31 CON 8 FENELON AS IN R323889, S/T INTEREST IN R323889; KAWARTHA LAKES**  
 Zoning: **RR3**  
 Assess Val/Year: **\$264,000/2022**  
 PIN: **631590298**  
 ROLL: **165121004025100**  
 Possession/Date: **90+ Days/2022-07-15**  
 Possession Rmks: **Some flexibility**

Survey: **None/**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**  
 Deposit: **\$50,000**

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 Brokerage Information
 

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List Date: **03/24/2022**  
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**   
 Source Board: **Kawartha Lakes**

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

**Date Prepared: 05/06/2022**

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

Rooms

**MLS® #: 40229340**

<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>15' 5" X 15' 9"</b>	<b>4.70 X 4.80</b>	
<b>Kitchen</b>	<b>Main</b>	<b>13' 5" X 9' 5"</b>	<b>4.09 X 2.87</b>	
<b>Dining Room</b>	<b>Main</b>	<b>17' 11" X 13' 10"</b>	<b>5.46 X 4.22</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>9' 4" X 12' 10"</b>	<b>2.84 X 3.91</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 3" X 8' 8"</b>	<b>2.82 X 2.64</b>	
<b>Bedroom</b>	<b>Main</b>	<b>7' 4" X 15' 9"</b>	<b>2.24 X 4.80</b>	
<b>Bathroom</b>	<b>Main</b>	<b>4' 10" X 7' 4"</b>	<b>1.47 X 2.24</b>	<b>3-Piece</b>
<b>Bathroom</b>	<b>Main</b>	<b>4' 1" X 4' 9"</b>	<b>1.24 X 1.45</b>	<b>2-Piece</b>
<b>Laundry</b>	<b>Main</b>	<b>8' 3" X 15' 5"</b>	<b>2.51 X 4.70</b>	

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