

186 RUSTIC Trail, Burnt River, Ontario K0M 1C0

Listing

Client Full

186 RUSTIC TI Burnt River

MLS® #: 40136892

Active / ResidentialPrice: **\$819,000**

Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Bungalow/House

Water Body: **Four Mile Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **\$16.00/Public Record**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,542/2021**

Remarks/Directions

Public Rmks: This is a very charming and well-maintained cottage on a spectacular lot that is being put on the market for the first time. Located on the north-east shore of Four Mile Lake, the large and gently sloping 0.6 acre lot with 120 ft of waterfront provides pure western exposure, excellent privacy, a very child-friendly sandy beach, beautiful granite shoreline that accentuates the crystal clear water, and an expansive and level waterside lawn that is perfect for all kinds of outdoor activities. The three-bedroom cottage has a lovely vaulted ceiling and a wood-stove in the living/dining area, and the kitchen has been updated. A new roof, ceiling fan, and hot water tank have been installed, and a new UV system will be installed prior to closing. The property is near the end of a year-round maintained road and is very quiet. The quality of this lot is ideal for buyers with longer term plans to expand the cottage or rebuild a year-round lake house. A quick closing is possible.

Directions: County Road 121 North of Fenelon Falls to Burnt River Road to Rustic Trail

Common Elements

Waterfront

Features: Beach Front
Dock Type: None
Shoreline: Clean, Hard Bottom, Sandy
Shore Rd Allow: None
Channel Name:

Boat House:
Frontage: 120.00
Exposure: West
Island Y/N: No

Exterior

Exterior Feat: Deck(s)
Construct. Material: Vinyl Siding
Shingles Replaced: 2021
Year/Desc/Source: 1952/Completed / New/Public Records
Property Access: Year Round Road
Other Structures: Shed
Garage & Parking: , Private Drive Single Wide, Gravel Driveway
Parking Spaces: Driveway Spaces: 5.0
Parking Level/Unit: Parking Assigned:
Services: Garbage/Sanitary Collection
Water Source: Lake/River
Water Tmnt:
Lot Size Area/Units: 0.608/Acres
Acres Range: 0.50-1.99
Lot Front (Ft): 120.00
Lot Depth (Ft):
Location: Rural
Area Influences: Trails
View: Lake
Topography: Sloping
Restrictions: Unknown

Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 51-99 Years
Rd Acc Fee:
Winterized: Not Winterized
Garage Spaces:
Sewer: Septic
Sediment Filter, UV System
Acres Rent:
Lot Shape: Irregular
Land Lse Fee:
Retire Com:
Fronting On: West
Exposure: West

Interior

Interior Feat: Ceiling Fans, Water Heater Owned
Basement: None
Basement Fin:
Laundry Feat: None
Cooling: None
Heating: Woodstove
Under Contract: None
Inclusions: Microwave, Refrigerator, Stove, Window Coverings
Add Inclusions: All interior furnishings as viewed except as noted in exclusions.
Exclusions: Swivel chair, side tables, buffet unit and lamps in Living Room, bed linens, all wall art, two chairs and ochre planters on deck.

Contract Cost/Mo:

Property Information

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 15 CON 8 SOMERVILLE AS IN R435522; T/W R435522; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$357,000/2021**
 PIN: **631191000**
 ROLL: **165131002068300**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Vacant**
 Deposit: **\$25,000.00**

Brokerage Information

List Date: **07/02/2021**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 07/02/2021

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

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 1" X 19' 1"	5.82 X 5.82	
Kitchen	Main	10' 0" X 7' 2"	3.05 X 2.18	
Bedroom	Main	9' 7" X 9' 4"	2.92 X 2.84	
Bedroom	Main	9' 7" X 9' 4"	2.92 X 2.84	
Bedroom	Main	9' 6" X 7' 7"	2.90 X 2.31	
Bathroom	Main			3-Piece

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