

337 BALSAM LAKE Drive, Kirkfield, Ontario K0M 2B0

Listing

Client Full
Active / Residential

337 BALSAM LAKE Dr Kirkfield

MLS® #: 40045137
 Price: **\$849,900**



Kawartha Lakes/Kawartha Lakes/Bexley (Twp) Bungalow/House



Water Body: **Balsam Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Total: **721/LBO provided**
 SF Range: **501 to 1000**
 Abv Grade Fin SF: **721.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,542/2020**

Remarks/Directions

Public Rmks: **This is a year-round cottage on one of the nicest areas of Balsam Lake. While the cottage has been exceptionally well maintained and is in move-in-ready condition, the property has many special attributes that will reward further development. The lot is 3.4 acres in size and very private, with a level and expansive front lawn interspersed with mature trees that affords lovely vistas across the lake. There is 174 feet of frontage on Balsam Lake Drive with magnificent dry-stone walls that that are a unique feature of this historic area of the lake. There is an additional 251 feet of waterfront directly across the road. The waterfront is on the calm east-facing side of the lake and is sandy off the dock, weed-free and perfect for swimming. The two-bedroom cottage is fully winterized with a drilled well and a spray-foam insulated crawl space with a poured concrete floor. The living room is very cozy with a wood-burning stove, while the four-season sun room had new sliding doors installed in 2017. Other recent enhancements are detailed in documents contained on the Realtor's website and include a renovated bathroom, new flooring, new outdoor shed and driveway. Balsam Lake Drive is a paved municipally maintained road, and services in Cobocok are within an easy 12 minute drive. Many furnishings are included.**

Directions: **County Road 48 to Balsam Lake Drive**

Common Elements

Waterfront

Features: **Trent System, Waterfront - Road Between**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Rocky, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **251.64**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Stone, Wood**
 Shingles Replaced: **2015** Foundation: **Poured Concrete** Roof: **Asphalt Shingle**
 Year/Desc/Source: **1987/Completed / New/Public Records** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **31-50 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Parking Features: **Private Single Driveway**
 Parking Spaces: **5** Driveway Spaces: **5.0** Carport Sp:
 Garage Sp/Desc: Sewer: **Septic**
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail, Underground Wiring**
 Water Source: **Drilled Well** Water Tmnt: **Chlorination**
 Lot Size Area/Units: **3.42/Acres** Acres Range: **2-4.99**
 Lot Front (Ft): **174.00** Lot Depth (Ft): **1,002.00** Acres Rent:
 Location: **Rural** Lot Irregularities: Land Lse Fee: **Irregular**
 Area Influences: **Lake Access, School Bus Route, Schools**
 View: **Lake** Retire Com:
 Topography: **Level, Wetlands** Fronting On: **West**
 Restrictions: **Easement**
 School District: **Trillium Lakelands District School Board**
 High School: **Fenelon Falls Secondary School**
 Elementary School: **Lady Mackenzie Public School**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned, Winterized**
 Basement: **Crawl Space, Unfinished**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Baseboard, Woodstove**
 Inclusions: **Refrigerator, Smoke Detector, Stove, Window Coverings**

Add Inclusions: **Furnishings as detailed in Schedule B**

Property Information

Common Elem Fee: **No**

Legal Desc: **LT 10-11 RCP 566 EXCEPT 57R7528 CITY OF KAWARTHA LAKES; PT LT 13 RCP 566 PT 1 57R10218 CITY OF KAWARTHA LAKES**

Zoning: **RR3 & EP-3**

Assess Val/Year: **\$361,700/2020**

PIN: **631160389**

ROLL: **165134002046400**

Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Available/ 2013**

Hold Over Days: **90**

Occupant Type: **Owner**

Deposit:

Brokerage Information

List Date: **11/18/2020**

List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 82](#)**

Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 11/18/2020

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

Rooms

MLS® #: 40045137

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	10.1 x 16.05	3.05 m x 4.88 m	
Kitchen	Main	5.08 x 14.03	1.52 m x 4.27 m	
Bonus Room	Main	7.11 x 14.01	2.13 m x 4.27 m	
Bedroom Primary	Main	11.1 x 11.1	3.35 m x 3.35 m	
Bedroom	Main	8.06 x 11.01	2.44 m x 3.35 m	
Bathroom	Main	5.01 x 7.06	1.52 m x 2.13 m	4-Piece