

**Cross Property Client Full**

**141 SANDY POINT ROAD**

**Residential/ Single Family/ For Sale**

**Price:  
\$1,299,000.00**

**Fenelon Falls, ON KOM 1N0**

**Active**  
City of Kawartha Lakes/ Kawartha Lakes (City)/ Verulam (Twp)



MLS#: **181837**  
 List Date: **18-Mar-2019** Bedrooms (AG/BG): **6 ( 3/ 3)**  
 Bathrooms (F/H): **4 ( 4/ 0)**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **2,605** Sqft Below Grade: **1,226**  
 Sq Ft Finished: **3,831** Sq Ft. Unfinished:  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No** # Rooms: **19**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **South** Year Built/Desc: **1970/ Unknown**  
 Lot Front: **150.00** Lot Depth: **431.00**  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 1.56**  
 Access: **Municipal road**  
 Garage Spaces/Type: **2.0/ Detached, Heated**  
 Driveway Spaces/Type: **12/ Circular, Private Single Wide/ Gravel**  
 Waterfront: **Yes** WF Exposure: **South**  
 WF Type/Name: **Lake/ Sturgeon Lake**  
 Shore Rd Allowance: **None** WF Frontage Ft: **150**  
 WF Buildings: **Boathouse-Wetslip**  
 WF Features: **Seawall**  
 Shore Line: **Clean, Hard Bottom**  
 Leased Land Fee:

Public Remarks: **STURGEON LAKE** This is an exquisite waterfront family compound located on Sandy Point Road near Sturgeon Point. Situated on a tremendously private 1.5 acre lot, the property includes a main home, guest cottage, oversized heated garage/workshop and a 34 ft. wet slip boat house with lift. The four-season main home (2,597 sq ft) has been extensively updated, with spacious living, kitchen and dining areas, and a Master with ensuite and walk-in closet. The fully finished basement has three bedrooms, living area, kitchen, two bathrooms and large sunroom. All buildings have a pleasing forest green exterior colour and steel roofs. The grounds are level and nicely landscaped, with an underground irrigation system. The south-facing waterfront is hard-bottomed and weed-free. The property is nearby the Sturgeon Point Golf Club and Sturgeon Lake Sailing Club, and 10 min from Fenelon Falls.

Directions: **County Road 8, turn right onto Kawartha Lakes County Road 25 (Sturgeon Point Road), turn left onto Gray Road, turn left onto Sandy Point Road.**

**Interior Features**

Interior Features: **Multiple Kitchens, Smoke Detector**  
 Basement: **Full/ Fully Finished/** Fireplace: **Propane**  
 Heat Primary/Sec: **Propane/ Baseboard**  
 HVAC: **Wall Mount AC** Foundation: **Concrete Block, Stone**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

**Exterior Features**

Add'l Monthly Fees: Exposure: Pool: **None**  
 Exterior Finish: **Metal, Wood**  
 Restrictions: **Easement**  
 Services: **Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**  
 Topography: **Level, Wooded/Treed** Alternative Power:  
 Roofing: **Metal** Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
 Exterior Features: **Deck(s), Fenced Partial, Lawn Sprinkler System**  
 Other Structures: **Shed**  
 Site Influences: **Golf**

**Inclusions/Exclusions**

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings Refer to Schedule B for full list of inclusions.**

Exclusions: **Camera security system.**

**Tax Information**

Roll#: **165102603016700** Local Improve Fee/Comments /  
 Pin#: **631250105** Zoning: **R1** Taxes/Year: **\$7,574/ 2018**  
 Assessment \$/Year: **\$895,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **PT LT 5-6 PL 157 VERULAM AS IN R308746 EXCEPT THE T/W EASEMENT THEREIN; KAWARTHA LAKES**

**Rooms**

Room	Level	Dimensions	Features
Living Room	M	19'1"x23'3"	Fireplace, Walkout to Balcony/Deck
Kitchen	M	13'3"x13'4"	Bay window, Double sink
Dining Room	M	15'11"x9'8"	
Master Bedroom	M	12'5"x15'3"	Walk-in Closet
Ensuite	M	8'4"x7'11"	3-Piece
Bathroom	M	5'9"x7'5"	3-Piece
Exercise Room	B	18'8"x18'9"	Laminate
Bedroom	B	14'7"x10'11"	Carpet
Bedroom	B	14'7"x10'3"	Carpet
Bedroom	B	8'8"x15'0"	
Recreation Room	B	8'6"x22'4"	
Laundry Room	B	9'2"x3'8"	
Living Room	M	17'8"x17'4"	Carpet, Fireplace, Walkout to Balcony/Deck
Kitchen	M	15'3"x17'6"	Double sink, Laminate
Sunroom	M	17'6"x17'6"	
Master Bedroom	M	13'2"x13'3"	Carpet
Ensuite	M	9'10"x4'11"	4-Piece, Tile Floors
Bedroom	M	9'6"x13'5"	Carpet
Bathroom	M	6'9"x5'11"	3-Piece, Vinyl Flooring

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Client Full Report

Date Printed: 05/22/2019

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