

Cross Property Client Full

21 SPARROW ROAD
Kinmount, ON K0M 1C0
City of Kawartha Lakes/ Kawartha Lakes (City)/ Somerville (Twp)

Residential/ Single Family/ For Sale **Price: \$340,000.00**
Active



MLS@#: **185970**
 List Date: **06-Apr-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,497**
 Sq Ft Finished: **2,157**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **179.99**
 Road Access Fee:
 Access: **Private Road**
 Garage Spaces/Type: **1.0/ Detached**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **River/ Burnt River**
 Shore Rd Allowance: **None**
 WF Features: **River Front**
 Shore Line: **Natural**
 Leased Land Fee:
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **/ Unknown**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99**
 Acres/ **0.56**
 Sqft Below Grade: **660**
 Sq Ft. Unfinished
 WF Exposure: **West**
 WF Frontage Ft: **180**

Public Remarks: **BURNT RIVER** This is a unique and entrancing property that can be used either as a weekend getaway or a year-round home. Located on an extremely private lot with a generous 180 ft of waterfront, the property is just downstream from a lovely set of rapids. The expansive sunset-facing backyard deck provides a perfect platform to appreciate the sight and sound of the rapids, the broad quiet pool at the base of the rapids, and the undeveloped wilderness on the opposite shore. Make your way down to the rivers edge to swim, fish or lounge on the smooth rocks by the rapids. Or kayak the pristine downstream sections. The Victoria Rail Trail is also nearby and provides direct access to a vast network of snowmobile and ATV trails. The spacious home has 1,500 sq. ft. on the main floor with three bedrooms including a master with ensuite, expansive living and dining areas, and a partial finished basement. Outbuildings include a detached garage and a garden shed. All buildings have steel roofs.

Directions: **County Road 121 to Concession 11; west to Sparrow Road on right.**

Interior Features

Interior Features: **Central Vacuum, Smoke Detector, Water Heater Owned, Winterized**
 Basement: **Partial Basement/ Partially Finished/** Fireplace: **Propane**
 Heat Primary/Sec: **Fireplace-Gas/ Baseboard**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **Propane Tank**
 Foundation: **Concrete Block, Piers**
 UFFI: **Unknown** Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**
 Topography: **Wooded/Treed**
 Roofing: **Metal**
 Water/Supply Type: **Well/ Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Privacy**
 Other Structures: **Shed**
 Site Influences: **River/Stream**
 Exposure: **West**
 Lot Irregularities:
 Pool: **Above Ground**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Central Vac, Freezer, Smoke Detector .The following Living Room furnishings:white sofa, green chair, rug, console under TV. Most window coverings, pool in 'as is' condition, portable a/c, portable generator, misc. garden tools, outdoor furniture, portable garage, uninstalled oil furnace**

Exclusions: **Window coverings in Master Bedroom**

Tax Information

Roll#: **165131003007800** Local Improve Fee/Comments /
 Pin#: **631200908** Zoning: **LSR** Taxes/Year: **\$2,400/ 2018**
 Assessment \$/Year: **\$298,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 4 CON 11 SOMERVILLE AS IN R426237; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN R426237; T/W R426237; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Foyer	M	12'0"x8'0"	
Dining Room	M	18'9"x10'0"	
Living Room	M	23'0"x12'0"	
Kitchen	M	11'2"x7'7"	
Dining Nook	M	6'11"x6'0"	
Master Bedroom	M	22'1"x11'0"	
Ensuite	M		2-Piece
Bedroom	M	9'8"x9'0"	
Bedroom	M	8'9"x8'5"	
Bathroom	M		4-Piece
Recreation Room	L	21'0"x10'0"	
Laundry Room	L	16'0"x8'0"	

KAWARTHA WATERFRONT REALTY INC. - 82

Client Full Report

Date Printed: 04/08/2019

Prepared By: **DAVID DONAIS, Broker of Record**
<http://www.kawarthawaterfront.com>
KAWARTHA WATERFRONT REALTY INC. - 82

All data is subject to Errors, Omissions or Revisions and is not warranted. 04/08/2019 04:42:57 PM