

Cross Property Client Full

212 STURGEON GLEN ROAD

Fenelon Falls, ON K0M 1N0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon (Twp)

Residential/ Single Family/ For Sale Price: \$669,000.00

Active



MLS#: **256541**
 List Date: **01-May-2020**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **2,012**
 Sq Ft Finished: **1,917**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **75.98**
 Road Access Fee:
 Access: **Municipal road**
 Driveway Spaces/Type: **4/ Private Single Wide/ Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Sturgeon**
 Shore Rd Allowance: **None**
 WF Features: **Dock, Trent System**
 Shore Line: **Sandy, Shallow**
 Leased Land Fee:
 Sqft Below Grade:
 Sq Ft. Unfinished: **105**
 # Rooms: **15**
 Recreational: **Yes**
 Year Built/Desc: **1975/ Completed / New**
 Lot Depth:
 Lot Size/Acres: **Under .5 Acre/ 0.31**
 WF Exposure: **West**
 WF Frontage Ft: **76**
 Plumber Age:

Public Remarks: STURGEON LAKE A bright and well-maintained property that can work equally well as a year-round home or weekend getaway. For those looking to escape the city, this property is vacant and easy to show, comes fully furnished, and is available for a quick closing. Located just 5 min. from amenities in Fenelon Falls and accessed by a municipally maintained road, the 0.31 acre lot is level with 76 ft. of waterfront with vistas to undeveloped shoreline on the opposite shore. The raised bungalow with a full basement has 3 bedrooms, kitchen, dining and living room on the main floor, and is highlighted by a 3-season sunroom on both levels that takes full advantage of the glorious western exposure. The lower level also has a rec room, shop, utility room and ample storage space. Natural gas will soon be available to provide additional options to the existing propane stove and wall furnace heating. An attractive waterside shed, year-round dock and child-friendly waterfront completes the picture.

Directions: Take Francis St. East in Fenelon Falls to Sturgeon Glen Road

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Washer/Dryer Hookup, Water Heater Owned, Winterized**
 Basement: **Full/ Partially Finished/ Walk-Out**
 Heat Primary/Sec: **Propane, Wall Furnace/ Baseboard**
 HVAC: **None**
 Under Contract \$: **\$60.00**
 Under Contract/Rental Items: **Propane Tank**
 Fireplace:
 Foundation: **Concrete Block**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Clear View, Level**
 Roofing: **Asphalt**
 Water/Supply Type: **Well/ Shore Well**
 Water Treatment: **Iron/Mineral Filter, UV System**
 Exterior Features: **Balcony, Deck(s), Fenced Partial**
 Other Structures: **Shed**
 Site Influences: **Lake Access, Landscaped, Schools, Shopping Nearby, Water View**
 Exposure: **West**
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced: **2019**
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Smoke Detector, Window Coverings , dock and furnishings - refer to Schedule B for full list of inclusions

Exclusions: Personal items

Tax Information

Roll#: **165121006062201**
 Pin#: **631460307**
 Assessment \$/Year: **\$442,000/2020**
 Legal Description: **PT LT 18 CON 10 FENELON AS IN R451283 CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **No**
 Taxes/Year: **\$4,300/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	13'1"x15'6"	
Dining Room	M	14'4"x14'2"	
Kitchen	M	10'4"x9'1"	
Breakfast	M	7'7"x9'1"	
Master Bedroom	M	8'10"x8'11"	
Bedroom	M	8'11"x8'11"	
Bedroom	M	8'9"x8'7"	
Bathroom	M	6'0"x4'10"	4-Piece
Sunroom	LAG	12'11"x17'4"	
Recreation Room	LAG	12'4"x15'4"	
Workshop	LAG	10'1"x12'2"	
Storage Room	LAG	16'3"x18'8"	
Laundry Room	LAG	10'6"x10'0"	
Storage Room	LAG	9'2"x3'9"	
Bathroom	LAG	4'11"x7'3"	3-Piece

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Client Full Report

Date Printed: 06/23/2020

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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