

Cross Property Client Full

31 RIVERVIEW ROAD

Land/ Residential Building Lot/ For Sale Price: \$239,000.00

Fenelon Falls, ON KOM 1N0

Active

City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon Falls (Town)



MLS® #: **251337**
 List Date: **19-Mar-2020**
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Finished
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Private Road**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Sturgeon Lake**
 Shore Rd Allowance: **None**
 WF Features: **Dock**
 Shore Line: **Clean**
 Leased Land Fee:
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sq Ft. Unfinished
 Recreational: **Yes**
 Year Built/Desc: /
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/ 1.10**
 WF Exposure: **East**
 WF Frontage Ft: **100**

Public Remarks: STURGEON LAKE A very rare opportunity to purchase a unique and aesthetic waterfront building lot on Sturgeon Lake on the outskirts of Fenelon Falls. Located on the south shore just beyond where the Fenelon River enters the lake, this large 1.1 acre lot has features that will fire the imagination of a builder or architect. Chief among these is a charming creek that rushes over the southern edge of the lot and then flows gently into the lake. The lot is tiered, with a level upper section along Riverview Road that would be appropriate for a home and garage, and a level lower section that is suitable for outdoor activities and enjoyment of the 100 feet of waterfront. This property is within walking distance to services in Fenelon Falls. The Seller has performed much of the heavy lifting with regards to navigating through the approval process with conservation and planning authorities.

Directions: Take Ellice St in Fenelon Falls to Wychwood Rd to Riverview Rd

Interior Features Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Restrictions: **Easement, Right-of-Way**
 Services: **At Lot Line-Hydro, Garbage/Sanitary Collection**
 Topography: **Level, Sloping, Waterway, Wooded/Treed**
 Water/Supply Type: **None/**
 Site Influences: **River/Stream, Schools, Shopping Nearby, Water View, None**
 Exposure: **East**
 Lot Irregularities:
 Pool:
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dock**

Exclusions: **none**

Land

Total: **ACREAGE**
 Clear: **1.10**
 Rented:
 Tiled-System:
 Soil Test/Date: /
 Development Charges: **Unknown**

Tax Information

Roll#: **165124000331000**
 Pin#: **631460118**
 Assessment \$/Year: **\$154,000/2020**
 Legal Description: **PT LT G PL 22 PT 2 & 3, 57R9658; S/T R471253; T/W VT57676 EXCEPT EASEMENT THEREIN OVER HILL ST & RIVER ST PL181 & OVER R418902; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **RR1**
 Survey/Year: **Yes 2008**
 Taxes/Year: **\$2,200/ 2020**
 Survey Type: **Available**

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Client Full Report

Date Printed: 04/21/2020

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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