

## Cross Property Client Full

**34 CENTENNIAL DRIVE**

**Kirkfield, ON K0M 2B0**

**City of Kawartha Lakes/ Kawartha Lakes (City)/ Bexley (Twp)**

**Residential/ Single Family/ For Sale**  
**Active**

**Price: \$549,000.00**



MLS@#: **210402**  
List Date: **19-Jul-2019**  
Bedrooms (AG/BG): **4 ( 4/ 0)**  
Bathrooms (F/H): **2 ( 2/ 0)**  
Type: **Detached**  
Style: **2 Storey**  
Sqft Above Grade: **1,746**  
Sq Ft Finished: **1,746**  
Sq Ft Source:  
New Construction: **No**  
Title/Ownership: **Freehold**  
Fronting On: **South**  
Lot Front: **174.00**  
Road Access Fee:  
Access: **Private Road**  
Garage Spaces/Type: **2.0/ Attached**  
Driveway Spaces/Type: **6/ Private Double Wide/ Gravel**  
Waterfront: **Yes** WF Exposure: **East**  
WF Type/Name: **Lake/ Balsam Lake**  
Shore Rd Allowance: **None** WF Frontage Ft: **120**  
WF Features: **Beach, Dock, Trent System, Waterfront-Deeded**  
Shore Line: **Clean, Hard Bottom**  
Leased Land Fee:

**Public Remarks:** **BALSAM LAKE** This is a custom designed and built luxury home with deeded waterfront access that can be used as a comfortable year-round home, weekend getaway or income property. Built in 2006, the two-storey home with an attached double garage is on a spacious 0.42 acre lot with 174 ft. of frontage along Centennial Drive. The 4 bdrm/2 bath home has plenty of entertainment spaces, from the open-concept kitchen/living area with a walkout to an expansive upper-level deck, to the main floor rec room with a walk-out to a sauna and hot tub on the rear patio. All main living areas have travertine floors. The grounds are nicely landscaped with lovely stonework and iron fencing along the perimeter. It is a short walk to the private dock on 120 feet of limestone-bottomed, weed-free waterfront that is excellent for swimming. This property is being sold with an extensive list of inclusions, and has been rented for \$600/night with an established client list and property manager in place.

**Directions:** **County Road 48 to Balsam Lake Drive. Right on Laidlaw Drive, then left on Centennial Drive.**

**Interior Features**  
Interior Features: **Bar Fridge, Cathedral Ceiling, Hot Tub, Sauna, Smoke Detector, Sump Pump**  
Basement: **None/ None/** Fireplace: **Electric**  
Heat Primary/Sec: **Forced Air-Propane/**  
HVAC: **Central Air** Foundation: **Concrete Block, Poured Concrete, Slab**  
Under Contract/Rental Items: **Propane Tank** Plumbing Age:  
**Exterior Features**  
Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:  
Lot Shape: **Rectangular** Lot Irregularities:  
Exterior Finish: **Wood**  
Restrictions: **None**  
Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**  
Topography: **Clear View, Level** Alternative Power:  
Roofing: **Asphalt** Yr Roof Surface Replaced: **2019**  
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**  
Water Treatment: **None**  
Exterior Features: **Built-In BBQ, Deck(s), Fenced Full, Hot Tub, Patio(s), Porch, Privacy**  
Other Structures: **Sauna, Shed**  
Site Influences: **Beach, Landscaped, Schools**

### Inclusions/Exclusions

**Inclusions:** **Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Freezer, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings , all furnishings.**

**Exclusions:** **Personal items**

### Tax Information

Roll#: **165134002048746** Local Improve Fee/Comments /  
Pin#: **631160606** Zoning: **LSR** Taxes/Year: **\$2,618/ 2019**  
Assessment \$/Year: **\$267,000/2016** Survey/Year: **No** Survey Type:  
Legal Description: **LT 46 PL 475 T/W R430792; CITY OF KAWARTHA LAKES**

### Rooms

Room	Level	Dimensions	Features
Living Room	2	14'6"x13'4"	Bay window, Beamed ceiling, Stone floors
Kitchen	2	10'4"x13'4"	Beamed ceiling, Stone floors, Walkout to Balcony/Deck
Master Bedroom	2	12'2"x13'1"	Bay window, Laminate
Bedroom	2	9'11"x11'4"	Laminate
Bathroom	2	9'11"x7'1"	4-Piece, Stone floors
Kitchen	M	12'3"x11'10"	
Recreation Room	M	14'6"x17'3"	Stone floors, Walkout to Balcony/Deck, Wet Bar
Bedroom	M	10'0"x8'9"	Stone floors
Bedroom	M	12'2"x13'0"	Stone floors
Bathroom	M	12'3"x5'0"	3-Piece, Stone floors
Laundry Room	M	12'3"x8'9"	

**KAWARTHA WATERFRONT REALTY INC. - 82**

**Client Full Report**

**Date Printed: 07/25/2019**

**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. 07/25/2019 01:18:46 PM**