

Cross Property Client Full

347 BALSAM LAKE DRIVE

Land/ Residential Building Lot/ For Sale

Price: \$398,000.00

Kirkfield, ON K0M 2B0

Active

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



MLS® #: **186627**

List Date: **09-Apr-2019**

Bedrooms (AG/BG): (/)

Bathrooms (F/H): **0** (/)

Sq Ft Finished

Title/Ownership: **Freehold**

Fronting On: **West**

Lot Front: **127.99**

Road Access Fee:

Access: **Municipal road**

Waterfront: **Yes**

WF Type/Name: **Lake/ Balsam Lake**

Shore Rd Allowance: **None**

WF Features: **Trent System**

Shore Line: **Hard Bottom, Rocky**

Leased Land Fee:

Sq Ft. Unfinished

Recreational: **Yes**

Year Built/Desc: **/**

Lot Depth:

Lot Size/Acres: **3-9.99 Acres/ 3.80**

WF Exposure: **East**

WF Frontage Ft: **128**

Public Remarks: **BALSAM LAKE A prime building lot on Balsam Lake Drive with a spacious 128 ft. of frontage on 3.8 acres. This lot is ideal for a year-round cottage or home due to its easy access from paved Balsam Lake Drive and its eastern exposure which provides protection from prevailing winds. The portion of the property between the road and water is located on a point and provides panoramic views of Balsam Lake. The waterfront is hard bottomed and excellent for swimming. Balsam Lake Drive has a rich history and is famous for its lengthy sections of dry stone walls built in the 1880s. A section of the wall traverses the property along the road.**

Directions: **County Road 48 to Balsam Lake Drive**

Interior Features

Exterior Features

Add'l Monthly Fees:

Lot Shape: **Irregular**

Restrictions:

Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, School Bus Route**

Topography: **Flat, Wetlands, Wooded/Treed**

Water/Supply Type: **None/**

Site Influences

Lake Access, Water View

Exposure: **East**

Lot Irregularities:

Pool:

FH Common Fee:

Alternative Power:

Sewage: **None**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **None**

Land

Total: **ACREAGE**

Clear:

3.80

Rented:

Tiled-System:

Soil Test/Date: **/**

Development Charges: **Unknown**

Tax Information

Roll #: **165134002046406**

Pin #: **631160390**

Assessment \$/Year: **\$263,000/2016**

Legal Description: **PT LT 10-11 RCP 566 PT 4, 5 & 6, 57R7936; S/T BX3920; PT LT 13 RCP 566 PT 7, 57R7936; KAWARTHA LAKES**

Local Improve Fee/Comments **/**

Zoning: **RG**

Survey/Year: **Yes 1998**

Taxes/Year: **\$2,359/ 2018**

Survey Type: **Available**

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Client Full Report

Date Printed: 04/16/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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