

Cross Property Client Full

414 BALSAM LAKE DRIVE

Residential/ Single Family/ For Sale

Price:
\$1,800,000.00

Kirkfield, ON KOM 2B0

Active

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



MLS® #: **205838**
List Date: **03-Jul-2019**
Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **2 (1/ 1)**
Type: **Detached**
Style: **3 Storey**
Sqft Above Grade: **2,965**
Sq Ft Finished: **2,965**
Sq Ft Source: **Public Records**
Sq Ft Unfinished:
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **South**
Lot Front: **1,060.00**
Road Access Fee:
Access: **Municipal road**
Driveway Spaces/Type: **20/ RV / Truck Parking/ Other**
Waterfront: **Yes**
WF Type/Name: **Lake/ Balsam Lake**
Shore Rd Allowance: **None**
WF Features: **Beach, Dock, Seawall, Trent System**
Shore Line: **Natural , Sandy, Shallow**
Leased Land Fee:

Public Remarks: **BALSAM LAKE Sandebush, a classic cottage on one of the most unique and desirable locations on Balsam Lake, is now on the market for the first time. Mackenzie Bay is famous for its expanse of calm, sand-bottomed waters that are perfect for swimmers of all ages, and this property has 1,060 ft., or approximately half, of the waterfront on the Bay. The property comprises 5.6 acres, much of which is open, level lawn that that could be utilized for any number of recreational activities. The dry stone walls along the perimeter date from the 1880s and underscore the provenance of the property, which extends back to Sir William Mackenzie. The cottage has almost 3,000 sq. ft. of living space on three floors, and many lovely rooms with 9 foot ceilings and expansive period windows. Its location near the waterfront intensifies the connection to the lake. Buyers have many options with this property ranging from a sensitive restoration of the cottage to a rebuild on the expansive grounds behind.**

Directions: **County Road 48 to Balsam Lake Drive to #414. Enter property through gate at corner of Balsam Lake Drive and Stonegate Drive**

Interior Features:
Basement: **Water Heater Owned**
Heat Primary/Sec: **None/ None/**
HVA: **Space Heater(s)/ None**
Under Contract \$:
Under Contract/Rental Items: **None**
Lease To Own Equip: **None**

Interior Features

Fireplace: **Wood**
Foundation: **Perimeter Wall, Poured Concrete**
UFFI: **Unknown**
Furnace Age:
Plumbing Age:
Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Irregular**
Exterior Finish: **Wood**
Restrictions: **Environment Protected, Right-of-Way**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**
Topography: **Flat, Open space, Wooded/Treed**
Roofing: **Asphalt**
Water/Supply Type: **Other/ Lake/River**
Water Treatment: **None**
Exterior Features: **Porch, Seasonal Living**
Other Structures: **Bunkhouse, Shed**
Site Influences: **Beach, Water View**
Exposure:
Lot Irregularities:
Pool: **None**
FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Hot Water Tank Owned, Satellite Dish, Window Coverings , most furnishings are negotiable, dock**

Exclusions: **Boat lift, tractor, personal items**

Tax Information

Roll#: **165134002047500**
Pin#: **631160631**
Assessment \$/Year: **\$997,000/2016**
Legal Description: **PT LOT 1 NORTHWEST BAY RANGE BEXLEY; PT LT 2 NORTHWEST BAY RANGE BEXLEY AS IN R160577 EXCEPT 57R4879; S/T R160577; KAWARTHA LAKES**
Local Improve Fee/Comments /
Zoning: **RR3 and EP**
Survey/Year: **No**
Taxes/Year: **\$8,870/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	26'0"x17'5"	
Kitchen	M	19'0"x10'0"	
Utility	M	6'0"x10'0"	
Pantry	M	7'0"x3'0"	
Dining Room	M	12'0"x16'0"	
Bedroom	M	8'0"x12'0"	
Bathroom	M	6'0"x4'0"	2-Piece
Master Bedroom	2	14'0"x20'0"	Balcony/Deck
Bedroom	2	10'0"x10'0"	
Bedroom	2	16'0"x14'0"	
Bedroom	2	14'0"x9'0"	
Bathroom	2	14'0"x6'0"	3-Piece
Great Room	3	17'0"x22'0"	
Storage Room	3	16'0"x7'0"	

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Client Full Report

Date Printed: 07/04/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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