

Cross Property Client Full

414 BALSAM LAKE DRIVE

Residential/ Single Family/ For Sale

**Price:
\$1,500,000.00**

Kirkfield, ON KOM 2B0

Active

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



MLS® #: **250693**
 List Date: **13-Mar-2020** Bedrooms (AG/BG): **5 (5/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**

Type: **Detached**
 Style: **2.5 Storey**

Sqft Above Grade: **2,965** Sqft Below Grade:
 Sq Ft Finished: **2,965** Sq Ft. Unfinished

Sq Ft Source: **Public Records**

New Construction: **No** # Rooms: **14**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **1918/ Estimate**
 Lot Front: **1,060.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 5.62**

Access: **Municipal road**
 Driveway Spaces/Type: **20/ RV / Truck Parking/ Other**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Lake/ Balsam Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **1,060**
 WF Features: **Beach, Dock, Seawall, Trent System**
 Clean, Mixed,
 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 circa 1918 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 to a re-build.**

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

Interior Features: **Water Heater Owned**
 Basement: **None/ None/** Fireplace:
 Heat Primary/Sec: **Space Heater(s)/ None**
 HVAC: **None** Foundation: **Perimeter Wall, Poured Concrete**
 Under Contract \$: UFFI: **Unknown** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **South** Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
 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** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2009**
 Water/Supply Type: **Other/ Lake/River** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Porch, Seasonal Living**
 Other Structures: **Bunkhouse, Shed**
 Site Influences: **Beach, Water View**

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** Local Improve Fee/Comments /
 Pin #: **631160631** Zoning: **RR3 and EP** Taxes/Year: **\$8,870/ 2019**
 Assessment \$/Year: **\$997,000/2020** Survey/Year: **No** Survey Type:
 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**

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: 03/13/2020

Prepared By: **DAVID DONAIS, Broker of Record**
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