

Cross Property Client Full

47 KENHILL BEACH ROAD

Residential/ Single Family/ For Sale

Price:
\$1,279,000.00

Dunsford, ON KOM 1L0

Active

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



MLS®#: **262636**
List Date: **03-Jun-2020**
Bedrooms (AG/BG): **4 (4/ 0)**
Bathrooms (F/H): **3 (2/ 1)**
Type: **Detached**
Style: **2 Storey**
Sqft Above Grade: **2,599**
Sq Ft Finished: **2,509**
Sq Ft Source: **Floor plan(s)**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **North**
Lot Front: **60.01**
Road Access Fee: **Under .5 Acre/ 0.37**
Access: **Municipal road**
Garage Spaces/Type: **2.0/ Detached**
Driveway Spaces/Type: **10/ Private Double Wide/ Asphalt**
Waterfront: **Yes**
WF Type/Name: **Lake/ Sturgeon Lake**
Shore Rd Allowance: **None**
WF Buildings: **Dry Boathouse - Single**
WF Features: **Dock, Marine Rail, Trent System**
Shore Line: **Clean, Hard Bottom**
Leased Land Fee: **None**
Rooms: **16**
Recreational: **Yes**
Year Built/Desc: **1966/ Historic**
Lot Depth: **None**
WF Frontage Ft: **60**
Furnace Age: **2013**
Plumbing Age: **2013**
Wiring Age: **2013**

Public Remarks: **STURGEON LAKE** This wonderful lake house would make an ideal waterfront home outside of the city as it has been comprehensively renovated to the point where it is virtually a new home. One needs to review the extensive features and reno detail on the Realtor website to appreciate the scale and quality of the work completed. All new interior on three levels including modern kitchen designed by Gilbert + Burke. The property has numerous patios and decks, a large new boat house with marine rail, clean, hard-bottomed waterfront with great sunset views, and a large back lot with an insulated double garage and loft. Ultra high efficiency heat pump and extensive spray foam insulation ensures low utility costs. High-end Waterloo Biofilter septic system installed in 2013. Located on one of the nicest streets on the Lake with many high-end properties and a wonderful community feel. Accessed by a quiet paved municipal road mid-way between Bobcaygeon and Lindsay, and an easy drive to the GTA.

Directions: **Highway 36 to Thurstonia Road (7), turn north; travel to Kenhill Beach Road to #47**

Interior Features
Interior Features: **Carbon Monoxide Detector, Central Vacuum, Gas Stove(s), Main Floor Laundry, Security System, Smoke Detector, Sump Pump, Upgraded Insulation**
Basement: **Partial Basement/ Fully Finished/ Walk-Out**
Heat Primary/Sec: **Forced Air-Electric, Heat Pump/ Fireplace-Gas, Woodstove**
HVAAC: **Central Air**
Under Contract \$: **None**
Under Contract/Rental Items: **Hot Water Tank, Propane Tank**
Accessibility: **None**
Fireplace: **Propane**
Foundation: **Poured Concrete**
UFFI: **None**
Furnace Age: **2013**
Plumbing Age: **2013**
Wiring Age: **2013**

Exterior Features
Add'l Monthly Fees: **None**
Lot Shape: **Irregular**
Exterior Finish: **Stone, Vinyl Siding**
Restrictions: **None**
Services: **Cable, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route**
Topography: **Sloping**
Roofing: **Asphalt**
Water/Supply Type: **Other/ Drilled Well, Lake/River**
Water Treatment: **Heated Water Line, Sediment Filter, UV System**
Exterior Features: **Built-In BBQ, Landscape Lighting, Lawn Sprinkler System, Porch-Enclosed**
Site Influences: **Lake Access, Landscaped, Water View**
Exposure: **None**
Lot Irregularities: **None**
FH Common Fee: **None**
Alternative Power: **None**
Yr Roof Surface Replaced: **2013**
Sewage: **Septic**

Inclusions/Exclusions
Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Freezer, Garage Door Opener, Smoke Detector, Window Coverings , bbq.**

Exclusions: **Personal items.**

Tax Information
Roll#: **165102601029400**
Pin #: **631410375**
Assessment \$/Year: **\$613,900/2020**
Legal Description: **PT LT 21-22 PL 192 AS IN R342177; CITY OF KAWARTHA LAKES & PT LT 10 CON 3 VERULAM PT 4, 57R8600; KAWARTHA LAKES**
Local Improve Fee/Comments : **None**
Zoning: **RR1**
Survey/Year: **Yes 1987**
Taxes/Year: **\$5,898/ 2019**
Survey Type: **Available**

Rooms			
Room	Level	Dimensions	Features
Living Room	M	13'6"x12'1"	Beamed ceiling, Fireplace
Kitchen	M	11'9"x15'11"	Beamed ceiling, Double sink, Walkout to Balcony/Deck
Dining Room	M	13'6"x13'0"	Beamed ceiling, Engineered Hardwood
Sunroom	M	11'11"x10'6"	Engineered Hardwood
Master Bedroom	M	16'5"x13'11"	Engineered Hardwood, Vaulted Ceiling
Bathroom	M	9'2"x8'2"	3-Piece
Bedroom	2	13'6"x12'3"	
Office	2	11'3"x10'8"	
Bedroom	2	13'6"x12'4"	
Bedroom	2	12'11"x10'4"	
Bathroom	2	7'7"x10'4"	5+ Piece
Recreation Room	LAG	13'9"x16'11"	Fireplace
Sitting Room	LAG	11'8"x11'8"	
Bathroom	LAG	8'10"x8'7"	2-Piece
Mud Room	LAG	10'6"x7'11"	
Utility	LAG	10'6"x8'7"	

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Client Full Report

Date Printed: 07/01/2020

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

<http://www.kawarthawaterfront.com>

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