

Cross Property Client Full

56 RIVER BEND DRIVE

Burnt River, ON KOM 1C0

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

Residential/ Single Family/ For Sale

Active

Price: \$549,000.00



MLS#: **218276**
 List Date: **03-Sep-2019**
 Bedrooms (AG/BG): **4 (4/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**
 Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **1,482**
 Sq Ft Finished: **2,048**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Private Road**
 Garage Spaces/Type: **1.5/ Detached**
 Driveway Spaces/Type: **10/ Private Double Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **River/ Burnt River**
 Shore Rd Allowance: **None**
 WF Features: **Dock, River Front, Stairs to Waterfront**
 Shore Line: **Natural , Sandy**
 Leased Land Fee:
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **1998/ Estimate**
 Lot Depth: **225.00**
 Lot Size/Acres: **Under .5 Acre/ 0.40**
 WF Exposure: **South**
 WF Frontage Ft: **100**
 Plumbing Age:

Public Remarks: **BURNT RIVER** This is an exceptionally well designed and maintained property that is perfect for year-round living. The 4 bedroom home is modern and bright, with almost 1,500 sq. ft. of living space above grade, as well as a large finished rec room and sauna in the basement. The living room has cathedral ceilings, and the kitchen is spacious with high quality cabinetry and a propane range. The Master, a guest bedroom and laundry are also on the main floor. The mudroom leads to a tremendously aesthetic and private outdoor oasis, with a concrete patio, perennial gardens, a Bunkie and waterside patio framed by mature hardwood trees, with vistas to the undeveloped forest on the opposite shore. The detached oversized garage is heated and insulated with a workshop, and there are two other storage sheds. There is easy access to the waterside dock, and the swimming is excellent and safe, with the shallow sandy point leading to deep water on the opposite shore. The was no flood damage in 2019.

Directions: **South to River Bend Drive and then left to sign.**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Main Floor Laundry, Sauna, Security System, Smoke Detector, Sump Pump**
Basement: **Full/ Partially Finished/**
Heat Primary/Sec: **Forced Air-Propane/ Baseboard**
HVAC: **Central Air, Plenum Humidifier**
Under Contract/Rental Items: **Hot Water Tank, Propane Tank**
Fireplace:
Foundation: **Poured Concrete**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exterior Finish: **Vinyl Siding**
Restrictions: **None**
Services: **Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
Topography: **Flat site, Wooded/Treed**
Roofing: **Metal**
Water/Supply Type: **Well/ Drilled Well**
Water Treatment: **Water Softener**
Other Structures: **Bunkhouse, Shed**
Site Influences: **Landscaped, River/Stream, Trails, Water View**
Exposure:
Pool: **None**
Alternative Power:
Yr Roof Surface Replaced:
Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Satellite Dish, Smoke Detector, Window Coverings , dock.**

Exclusions: **Personal items**

Tax Information

Roll#: **165131002050000**
Pin#: **631210316**
Assessment \$/Year: **\$353,000/2016**
Legal Description: **PT LT 7-8 PL 310 PT 2&3, 57R4076; T/W R317863; CITY OF KAWARTHA LAKES**
Local Improve Fee/Comments /
Zoning: **LSR-F**
Survey/Year: **Yes 1976**
Taxes/Year: **\$2,602/ 2018**
Survey Type: **Boundary Only**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'2"x15'1"	Cathedral Ceiling
Dining Room	M	13'6"x11'4"	
Kitchen	M	13'5"x11'1"	Double sink
Master Bedroom	M	11'5"x15'0"	
Bathroom	M	7'10"x8'2"	4-Piece
Bedroom	M	9'5"x8'9"	
Bedroom	2	9'4"x13'5"	
Bedroom	2	9'4"x13'4"	
Loft	2	13'0"x7'11"	
Recreation Room	B	25'10"x21'11"	
Utility	B	26'4"x11'8"	
Bathroom	B	5'8"x3'9"	2-Piece

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Client Full Report

Date Printed: 09/03/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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