

Cross Property Client Full

6113 HIGHWAY 35

Fenelon Falls, ON KOM 1N0

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

Residential/ Single Family/ For Sale

Active

Price: \$849,000.00



MLS#: **201597**
 List Date: **03-Jul-2019**
 Bedrooms (AG/BG): **4 (3/ 1)**
 Bathrooms (F/H): **2 (2/ 0)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **943**
 Sq Ft Finished: **1,802**
 Sq Ft Source:
 Sqft Below Grade: **859**
 Sq Ft. Unfinished: **0**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **146.00**
 Road Access Fee:
 Access: **Private Road, R.O.W. (Deeded)**
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Balsam Lake**
 Shore Rd Allowance: **None**
 WF Buildings: **Boathouse-Single Slip, Dry Boathouse - Single**
 WF Features: **Marine Rail, Trent System**
 Shore Line: **Hard Bottom, Sandy**
 Leased Land Fee:
 # Rooms: **13**
 Recreational: **Yes**
 Year Built/Desc: **/ Unknown**
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/ 2.44**
 WF Exposure: **West**
 WF Frontage Ft: **146**

Public Remarks: **BALSAM LAKE** One of only a handful of larger lots on the sandbar section of the eastern shore, this property has 146 ft of prime waterfront on almost 2.5 acres. The level lot affords excellent western vistas over the expanse of Balsam Lake, and the well-treed property lines provide exceptional privacy. The four bedroom/two bathroom cottage is a raised bungalow with a wrap-around deck on the upper level and a recently finished lower level with a walk-out. The main living/dining area has a vaulted t&g pine ceiling. The original 1940s vintage log cabin remains on the property and is now used as a Bunkie. There is a spacious boat house with a marine rail and attached storage shed. An expansive waterside deck provides a perfect platform for swimming in the hard sand bottom waterfront and enjoying the sunsets. Easy access directly off Highway 35, and a quick drive to Cobocok and Fenelon Falls. An extensive list of inclusions including a Campion i/o boat makes the property turn-key.

Directions: **Highway 35 just past Burnett Shore Road**

Interior Features

Interior Features: **Appliances Negotiable, Bar Fridge, Carbon Monoxide Detector, Cathedral Ceiling**
 Basement: **Full/ Fully Finished/ Walk-Out**
 Heat Primary/Sec: **Baseboard/ None**
 HVAC: **Air Conditioner**
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Telephone**
 Topography: **Flat, Wetlands, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Well/ Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Deck(s)**
 Other Structures: **Bunkhouse, Shed, Other (see Remarks)**
 Site Influences: **Cul de Sac/Dead End, Lake Access, Major Highway, Water View**
 Exposure:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Window Coverings , see Schedule B for full list**

Exclusions: **Personal items**

Tax Information

Roll#: **165131006032800**
 Pin#: **631180350**
 Assessment \$/Year: **\$538,000/2016**
 Legal Description: **PT LT 14 CON FRONT RANGE SOMERVILLE PT 3,4,5 & 6, 57R2527; S/T & T/W R162471; KAWARTHA LAKES**
 Local Improve Fee/Comments :
 Zoning: **LSR & Rural General**
 Survey/Year: **Yes 1978**
 Taxes/Year: **\$4,950/ 2019**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Living Room	M	13'10"x14'10"	Laminate, Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	M	7'9"x14'10"	Laminate, Vaulted Ceiling, Walkout to Balcony/Deck
Kitchen	M	9'4"x9'5"	Laminate, Vaulted Ceiling
Master Bedroom	M	12'7"x7'11"	Laminate
Bedroom	M	11'6"x7'11"	Laminate
Bedroom	M	11'6"x7'9"	Laminate
Bathroom	M	11'6"x4'10"	4-Piece
Bathroom	M	11'6"x5'1"	3-Piece
Recreation Room	L	12'5"x27'6"	Laminate
Bedroom	L	9'10"x10'1"	Laminate
Den	L	12'5"x6'4"	Laminate
Office	L	9'10"x10'2"	Laminate
Laundry Room	L	25'3"x10'4"	

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Client Full Report

Date Printed: 09/23/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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