

Cross Property Client Full

62 STURGEON GLEN ROAD

Fenelon Falls, ON K0M 1N0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Fenelon Falls (Town)

Residential/ Single Family/ For Sale

Active

Price: \$639,900.00



MLS®#: **267819**
 List Date: **20-Jun-2020**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **2 (1/ 1)**
 Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **1,316**
 Sq Ft Finished: **1,316**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **50.00**
 Road Access Fee: **Municipal road**
 Access: **Municipal road**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **4/ Private Single Wide/ Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Sturgeon Lake**
 Shore Rd Allowance: **None**
 WF Features: **Dock, Trent System**
 Shore Line: **Mixed**
 Leased Land Fee:
 Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1967/ Completed / New**
 Lot Depth: **181.00**
 Lot Size/Acres: **Under .5 Acre/ 0.21**
 WF Exposure: **West**
 WF Frontage Ft: **50**

Public Remarks: **STURGEON LAKE** This year-round property can serve many purposes for prospective buyers - a permanent home, a weekend getaway, a waterfront work-from-home location or income property. Its location less than 5 minutes from Fenelon Falls provides many hassle-free advantages including easy access to shopping and services, a municipally serviced road to the paved driveway, excellent internet, and soon-to-be-available natural gas to provide additional heating options. The two-story home has open concept living, dining and kitchen areas on the main floor, highlighted by an attractive and efficient propane fireplace. The upper floor has three bedrooms, laundry facilities, and a large 4 pc bathroom. An expansive deck provides plenty of outdoor entertainment space and is a perfect platform to take full advantage of the glorious western exposure. A permanent dock is another practical feature, as is the double garage and storage shed. Fenelon Falls is an easy 90-minute drive from the GTA.

Directions: **Take Francis Street in Fenelon Falls to Sturgeon Glen Road**

Interior Features
 Interior Features: **Carbon Monoxide Detector, Smoke Detector, Water Heater Owned, Winterized**
 Basement: **Crawl Space/ None/**
 Heat Primary/Sec: **Fireplace-Gas/ Baseboard**
 HVAC: **None**
 Under Contract/Rental Items: **Propane Tank**
 Fireplace: **Propane**
 Foundation: **Concrete Block**
 Plumbing Age:

Exterior Features
 Add'l Monthly Fees: **Rectangular**
 Lot Shape: **Aluminum Siding**
 Exterior Finish: **None**
 Restrictions: **At Lot Line-Gas, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Services: **Level**
 Topography: **Asphalt**
 Roofing: **Alternative Power:**
 Water/Supply Type: **Well/ Dug Well**
 Water Treatment: **Sediment Filter, UV System, Water Softener**
 Exterior Features: **Awnings, Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Lake Access, Schools, Shopping Nearby, Water View**
 Exposure: **None**
 Lot Irregularities: **2012**
 Pool: **Septic**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Satellite Dish, Smoke Detector, Window Coverings , all furnishings as viewed except certain wall art and surround sound stereo system which is negotiable.**

Exclusions: **Personal items**

Tax Information

Roll#: **165121006050400**
 Pin#: **631460191**
 Assessment \$/Year: **\$407,000/2020**
 Legal Description: **PT LT 6 PL 211 AS IN R355069 CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments : **RR3**
 Zoning: **No**
 Survey/Year: **2019**
 Taxes/Year: **\$3,893/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	21'4"x21'2"	Fireplace
Dining Room	M	11'3"x10'1"	
Kitchen	M	9'7"x9'7"	
Bathroom	M	6'2"x3'7"	2-Piece
Master Bedroom	2	11'2"x13'1"	
Bedroom	2	10'1"x12'10"	
Bedroom	2	9'6"x13'3"	
Bathroom	2	10'7"x8'3"	4-Piece

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Client Full Report

Date Printed: 06/23/2020

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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