

Cross Property Client Full

771 BALSAM LAKE DRIVE

Kirkfield, ON K0M 2B0

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

Land/ Residential Building Lot/ For Sale

Active

Price: \$129,000.00



MLS® #: **166637**

List Date: **04-Dec-2018**

Sq Ft Finished

Title/Ownership: **Freehold**

Fronting On: **North**

Lot Front: **125.00**

Road Access Fee:

Access: **Municipal road**

Driveway Spaces/Type: **/ None/**

Waterfront: **No**

Leased Land Fee:

Bedrooms (AG/BG): **(/)**

Bathrooms (F/H): **0 (/)**

Sq Ft. Unfinished

Recreational: **No**

Year Built/Desc: **/**

Lot Depth: **479.25**

Lot Size/Acres: **1-2.99 Acres/ 1.31**

WF Exposure:

Public Remarks: A 1.3 acre building lot with 125 feet of frontage on Balsam Lake Drive. Just steps from Balsam Lake Provincial Park and its spectacular sand beaches and hiking trails. The lot is level and provides two options for a home/cottage location - along Balsam Lake Drive, or further back for more privacy along Shoreview Lane, which bisects the property. Boat launch and docking facilities are available in the Park, and the Park store is just next door.

Directions: Hwy 35N to Cobocok, left on County Rd 48, left onto Parkside Road, right onto Balsam Lake Drive. Lot is adjacent to Park store.

Interior Features

Exterior Features

Lot Shape: **Rectangular** Lot Irregularities:

FH Common Fee:

Restrictions: **Easement**

Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**

Topography: **Flat, Wooded/Treed**

Alternative Power:

Water/Supply Type: **None/**

Sewage: **None**

Site Influences: **Park**

Inclusions/Exclusions

Exclusions: **none**

Land

Total: **ACREAGE
1.31**

Rented:

Soil Test/Date: **/**

Clear: **Tiled-System:**

Development Charges: **Unknown**

Tax Information

Roll#: **165134002050607**

Local Improve Fee/Comments: **/**

Pin#: **631160509**

Zoning: **RR3**

Taxes/Year: **\$398/ 2017**

Assessment \$/Year: **\$40,000/2016**

Survey/Year: **Yes 1996**

Survey Type: **Up-to-date**

Legal Description: **PT LT 18 NORTHWEST BAY RANGE BEXLEY PT 1,2,3, 57R7595, S/T R329703 T/W R309882;
KAWARTHA LAKES**

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Client Full Report

Date Printed: 04/26/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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