

Cross Property Client Full

8 EWEN STREET
Kirkfield, ON K0M 2B0
 City of Kawartha Lakes/ Kawartha Lakes (City)/ Eldon (Twp)

Residential/ Single Family/ For Sale **Price: \$279,000.00**
Active



MLS® #: **222643**
 List Date: **19-Sep-2019** Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached Bungalow**
 Style: **Public Records**
 Sqft Above Grade: **969** Sqft Below Grade:
 Sq Ft Finished: **1,357** Sq Ft. Unfinished
 Sq Ft Source: **Public Records**
 New Construction: **No** # Rooms: **8**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **1960/ Completed / New**
 Lot Front: **35.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/ 0.51**

Access: **Municipal road**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **3/ Private Single Wide/ Asphalt**
 Waterfront: **Yes** WF Exposure: **East**
 WF Type/Name: **Lake/ Mitchell Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **35**
 WF Features: **Dock, Trent System**
 Shore Line: **Natural**
 Leased Land Fee:

Public Remarks: **MITCHELL LAKE** This is a great opportunity to renovate and update a year round home on the Trent Severn Waterway. With almost 1,000 sq. ft. of living space on the main floor, the fundamental elements of the property are in place, including a full partially finished basement with walk out, newer windows and roof, large living and kitchen areas with walk outs to a large wrap-around deck, attached single garage, paved driveway, drilled well, and a recently pumped and inspected septic system. All on a level and deep half acre lot with privacy hedges along the lot lines. There is easy access to Highway 48 and the GTA via a fully serviced municipal road.

Directions: **Located just east of Kirkfield, Highway 48 turn left at Mitchellview Road to Ewen Street**

Interior Features

Interior Features: **Smoke Detector, Washer/Dryer Hookup**
 Basement: **Full/ Partially Finished/ Walk-Out** Fireplace:
 Heat Primary/Sec: **Baseboard/**
 HVAC: **None** Foundation: **Concrete Block**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Aluminum Siding**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, School Bus Route, Telephone**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Surface Replaced: **2014**
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Water Softener**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Lake Access, Schools, Water View**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Garage Door Opener, Satellite Dish, Smoke Detector, Window Coverings , furnishings as viewed.**

Exclusions: **Personal items**

Tax Information

Roll #: **165116004013200** Local Improve Fee/Comments /
 Pin #: **631680343** Zoning: **RR3** Taxes/Year: **\$2,736/ 2019**
 Assessment \$/Year: **\$279,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LT 12 PL 367; PT LT 49 CON N PORTAGE RD ELDON AS IN R356132; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'0"x15'10"	Walkout to Balcony/Deck
Kitchen	M	13'5"x10'5"	Walkout to Balcony/Deck
Bedroom	M	11'11"x11'5"	
Bedroom	M	11'3"x9'1"	
Bathroom	M		4-Piece
Recreation Room	B	17'9"x16'10"	
Bedroom	B	10'4"x8'6"	
Utility	B	21'2"x14'5"	

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Client Full Report

Date Printed: 09/19/2019

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