

Cross Property Client Full

9 DEWBERRY LANE

Kirkfield, ON K0M 2B0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Laxton/Digby/Longford (Twp)

Residential/ Single Family/ For Sale

Price: \$499,000.00

Active



MLS® #: **207124**
 List Date: **05-Jul-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,193**
 Sq Ft Finished: **1,193**
 Sq Ft Source: **Public Records**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **105.00**
 Road Access Fee:
 Access: **Municipal road**
 Garage Spaces/Type: **1.0/ Attached**
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Head Lake**
 Shore Rd Allowance: **Owned**
 WF Features: **Dock, Waterfront-Deeded**
 Shore Line: **Natural**
 Leased Land Fee:
 Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1963/ Estimate**
 Lot Depth: **210.00**
 Lot Size/Acres: **Under .5 Acre/ 0.47**
 WF Exposure: **East**
 WF Frontage Ft: **105**

Public Remarks: HEAD LAKE This is a lovely, well-treed property with excellent privacy and plenty of potential. The almost half-acre lot has 105 feet of east-facing waterfront with good swimming off the end of the dock and vistas across the expanse of Head Lake. The lot is level with moderate elevation from the water and has no flood risk. The three bedroom/1 bathroom home is winterized, has an attached single garage, and is currently occupied on a year-round basis. The driveway is tree-lined and elegant, and access to the property is via a fully serviced municipal road. Head Lake is noted for its clean water, excellent fishing, and access to the 83,000 acre Queen Elizabeth II Wildlands Provincial Park and its tremendous network of snowmobile trails. All within an easy drive to the GTA.

Directions: From County Rd 48 east of Kirkfield, take County Rd 41 north. Turn left onto County Rd 45 (Monck Rd). Turn right onto Suter Dr. then right onto Dewberry Lane.

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector, Water Heater Owned**
 Basement: **Crawl Space/ None/**
 Heat Primary/Sec: **Woodstove/ Baseboard**
 HVAC: **Air Conditioner**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Concrete Block**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Topography: **Level, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Well/ Drilled Well**
 Water Treatment: **None**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Water View**
 Exposure:
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Freezer, Satellite Dish, Smoke Detector, Window Coverings , air conditioner, outdoor furniture, dock, portable garage, 14 foot tin boat; other furnishings are negotiable.**

Exclusions: **Personal items**

Tax Information

Roll #: **165142000222100**
 Pin #: **632730102**
 Assessment \$/Year: **\$324,000/2016**
 Legal Description: **LT 2 PL266; PT SHORE RDAL LAXTON ALONG HEAD LAKE IN FRONT OF LT 12 & 13, CON 5, CLOSED BY R168362, PT 5, 57R3557; T/W & ST R209061, CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments :
 Zoning: **RR2**
 Survey/Year: **No**
 Taxes/Year: **\$3,138/ 2019**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	19'2"x17'0"	
Kitchen	M	8'6"x11'6"	
Dining Room	M	7'10"x12'0"	
Utility	M	9'6"x6'6"	
Master Bedroom	M	10'3"x13'0"	
Bedroom	M	6'6"x9'8"	
Bedroom	M	14'8"x13'6"	
Bathroom	M		4-Piece

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Client Full Report

Date Printed: 07/05/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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