

## Cross Property Client Full

**94 RIVER ROAD**

**Fenelon Falls, ON K0M 1N0**

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

**Residential/ Single Family/ For Sale**

**Active**

**Price: \$369,000.00**



MLS#: **236514**  
 List Date: **13-Dec-2019**  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Type: **Detached Bungalow**  
 Style: **Detached Bungalow**  
 Sqft Above Grade: **1,072**  
 Sq Ft Finished: **1,072**  
 Sq Ft Source: **Floor plan(s)**  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **West**  
 Lot Front: **100.00**  
 Road Access Fee:  
 Access: **Private Road**  
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **River/ Burnt River**  
 Shore Rd Allowance: **None**  
 WF Buildings: **Dry Boathouse - Single**  
 WF Features: **Marine Rail, River Front, Trent System**  
 Shore Line: **Clean, Deep**  
 Leased Land Fee:  
 Bedrooms (AG/BG): **3 ( 3/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Sqft Below Grade:  
 Sq Ft. Unfinished:  
 # Rooms: **8**  
 Recreational: **Yes**  
 Year Built/Desc: **1960/ Historic**  
 Lot Depth:  
 Lot Size/Acres: **Under .5 Acre/ 0.44**  
 WF Exposure: **West**  
 WF Frontage Ft: **100**  
 Plumbing Age:  
 Wiring Age:

**Public Remarks:** **BURNT RIVER** This property will work equally well as a year-round home or weekend getaway and has been comprehensively renovated from both a practical and aesthetic perspective. Practical enhancements include raising the entire home substantially above historic flood levels, a Master bedroom addition, new windows, updated plumbing and insulation, a direct vent propane furnace, new metal roof and a new cedar deck. The main interior living, dining and kitchen areas have been sensitively renovated with new flooring, antique hand-hewn posts and barn board that, coupled with the wall-to-wall windows and wood stove, produce a remarkably warm and bright ambiance. The almost half-acre lot is level with deep, weed free waterfront and a concrete retaining wall to prevent erosion. A workshop and boat house with marine rail complete the picture. Year-round recreational opportunities abound, with snowmobiling and ATVing on the nearby Victoria Rail Trail, and Cameron Lake a short boat ride south.

**Directions:** **North from Fenelon Falls on County Road 121; left on Concession Road 3; left on River Road.**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Winterized**  
 Basement: **Crawl Space/ None/**  
 Heat Primary/Sec: **Propane, Other (see remarks)/ Woodstove**  
 HVAC: **None**  
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank**  
 Accessibility: **Parking**  
 Fireplace:  
 Foundation: **Concrete Block, Piers**  
 Plumbing Age:  
 Wiring Age:

### Exterior Features

Add'l Monthly Fees:  
 Lot Shape: **Irregular**  
 Exterior Finish: **Cedar, Wood**  
 Restrictions: **Flood Plain**  
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**  
 Topography: **Level**  
 Roofing: **Metal**  
 Water/Supply Type: **Well/ Drilled Well**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Fenced Partial, Lawn Sprinkler System**  
 Other Structures: **Workshop**  
 Site Influences: **River/Stream, Trails, Water View**  
 Schools: **Langton**  
 Exposure:  
 Lot Irregularities:  
 Pool: **None**  
 FH Common Fee:  
 Alternative Power:  
 Yr Roof Surface Replaced:  
 Sewage: **Septic**

### Inclusions/Exclusions

**Inclusions:** **Microwave, Refrigerator, Stove , furnishings are negotiable.**

**Exclusions:** **personal items**

### Tax Information

Roll #: **165131002030600**  
 Pin #: **631190228**  
 Assessment \$/Year: **\$187,000/2016**  
 Legal Description: **LT 26 PL 386; KAWARTHA LAKES**  
 Local Improve Fee/Comments :  
 Zoning: **LSR-F**  
 Survey/Year: **No**  
 Taxes/Year: **\$1,853/ 2019**  
 Survey Type:

### Rooms

Room	Level	Dimensions	Features
Living Room	M	20'3"x30'1"	
Kitchen	M	10'0"x8'8"	
Dining Room	M	10'0"x8'8"	
Master Bedroom	M	13'4"x11'9"	Walkout to Balcony/Deck
Bedroom	M	13'5"x6'9"	
Bedroom	M	9'5"x7'10"	
Bathroom	M	6'4"x8'10"	4-Piece
Utility	M	6'6"x4'10"	

**KAWARTHA WATERFRONT REALTY INC. - 82**

**Client Full Report**

**Date Printed: 12/13/2019**

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

<http://www.kawarthawaterfront.com>

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