

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: \$349,000.00



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:
 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"	

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Client Full Report

Date Printed: 12/13/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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