

Cross Property Client Full

26 STURGEON GLEN ROAD

Kawartha Lakes, ON KOM 1N0

Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)

Residential/Single Family/For Sale

Active

Price: \$649,000.00



MLS#: **152104**
 List Date: **06-Sep-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **931**
 Sq Ft Finished: **931**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **75.00**
 Road Access Fee:
 Access: **Municipal road**
 Driveway Spaces/Type: **5/Private Single Wide/Asphalt**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Sturgeon Lake**
 Shore Rd Allowance: **None**
 WF Features: **Beach, Dock, Trent System**
 Shore Line: **Clean, Hard Bottom**
 # Rooms: **7**
 Recreational: **Yes**
 Year Built/Desc: **/Unknown**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.67**
 WF Exposure: **South East**
 WF Frontage Ft: **75**

Public Remarks: STURGEON LAKE This is a wonderful year-round property that is ideal for the active family looking to enjoy all aspects of cottage life. The south-east facing waterfront is perfect for children, with a sand beach that transitions to a gradually deepening, hard bottomed swimming area well protected from high winds and boat traffic. Adults can supervise the goings-on from an expansive waterside deck and dock that stays in year-round and can accommodate a 21' boat. The 3-bdrm cottage has a lovely wrap-around verandah, with an enclosed/screened section for use in inclement weather. The interior living areas and bedrooms have a classic cottage feel. The cottage is well insulated and efficient, and has many upgrades including a newer septic. There is a large Bunkie/work shop with a main space that is currently used as a gym, along with three adjoining games/storage rooms that could easily be re-purposed. The lot is large, flat and nicely landscaped. Turn-key. Five min. to Fenelon Falls.

Directions: From Fenelon Falls head southeast on Francis St E/Kawartha Lakes County Rd 22 toward Concession Rd, turn right to stay on Francis St E/Kawartha Lakes County Rd 22, turn left onto Sturgeon Glen Rd to #26

Interior Features
 Interior Features: **Carbon Monoxide Detector, Gym, Main Floor Laundry, Smoke Detector, Upgraded Insulation, Washer/Dryer Hookup, Water Heater Owned, Winterized**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Propane/Baseboard**
 HVAC: **None**
 Under Contract \$: **\$100.00**
 Under Contract/Rental Items: **Propane Tank**
 Accessibility:
 Fireplace: **Propane**
 Foundation: **Concrete Block**
 UFFI:
 Furnace Age:
 Plumbing Age: **1-8 years**
 Wiring Age: **1-8 years**

Exterior Features
 Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Flat**
 Roofing: **Metal**
 Water/Supply Type: **Well/Shore Well**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s), Fenced Partial, Landscape Lighting, Porch**
 Other Structures: **Bunkhouse, Shed**
 Site Influences: **Golf, Lake Access, Landscaped, Marina, Park, Shopping Nearby, Water View**
 Exposure: **South East**
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions
 Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Window Coverings**

Exclusions: **Personal items**

Tax Information
 Roll #: **165121006049500**
 Pin #: **631460180**
 Assessment \$/Year: **\$443,000/2016**
 Legal Description: **PT LT 3 PL 211; PT LT 20 CON 10 FENELON AS IN R448290; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **No**
 Taxes/Year: **\$3,645/2018**
 Survey Type:

Room	Level	Dimensions	Features
Living Room	M	15'6"x14'5"	Carpet, Walkout to Balcony/Deck
Kitchen /Dining Room	M	14'5"x11'0"	Hardwood floor, Walkout to Balcony/Deck
Master Bedroom	M	12'0"x9'1"	Carpet
Bedroom	M	9'1"x9'1"	Wood-solid
Bedroom	M	9'1"x10'0"	Wood-solid
Bathroom	M		4-Piece
Laundry Room	M	7'0"x6'0"	

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Client Full Report

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