

Cross Property Client Full

28 BAYVIEW LANE

Kirkfield, ON KOM 2B0

Kawartha Lakes/Kawartha Lakes (City)/Bexley (Twp)

Residential/Single Family/For Sale

Active

Price: \$659,800.00



MLS® #: **141027**
 List Date: **17-Jul-2018**
 Bedrooms (AG/BG): **2 (2/0)**
 Bathrooms (F/H): **1 (1/0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,126**
 Sq Ft Finished: **1,126**
 Sq Ft Source:
 New Construction: **Yes**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **96.00**
 Road Access Fee:
 Access: **Private Road**
 Driveway Spaces/Type: **6/Private Single Wide/Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Balsam Lake**
 Shore Rd Allowance: **None**
 WF Features: **Dock, Trent System**
 Shore Line: **Natural , Sandy, Soft Bottom**
 Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **6**
 Recreational: **Yes**
 Year Built/Desc: **1997/Estimate**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.84**
 WF Exposure: **East**
 WF Frontage Ft: **96**

Public Remarks: BALSAM LAKE: This unique property on the east shore of North Bay consists of three separate and well-maintained buildings with living spaces designed to maximize enjoyment of cottage life – both indoors and out. The main cottage was built in 1997 and has a very bright and spacious feel. The living, kitchen, and dining areas all face the waterfront, access a wrap-around deck, and have vaulted ceilings. There are two large bedrooms and a 3-pc bathroom. The cabin behind the main cottage has a living area centred around a wood burning stove, and two bedrooms. The light pine walls, latticed ceiling and vintage furniture create a clean, fresh and fun vibe. Then there is a boathouse at the waterfront that has been converted into a wood-fired sauna with a rec room at the rear. The lot itself has 96' of waterfront on 0.84 acres. The area in front of the main cottage is level and perfect for soccer or volleyball. There is an extensive list of inclusions. Coboconk is a five-minute drive away.

Directions: County Road 48 to North Bay Drive, left on Bayview Lane to #28

Interior Features

Interior Features: **Bar Fridge, Sauna, Water Heater Owned**
 Basement: **None/None/**
 Heat Primary/Sec: **Airtight Stove/**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Fireplace: **Freestanding**
 Foundation: **Piers**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Right-of-Way**
 Services: **Cell Service, Electricity**
 Topography: **Flat, Partially Cleared**
 Roofing: **Metal**
 Water/Supply Type: **Other/Other**
 Water Treatment: **Sediment Filter**
 Exterior Features: **Deck(s), Seasonal Living**
 Other Structures: **Bunkhouse, Sauna, Shed**
 Site Influences: **Lake Access**
 Exposure: **East**
 Lot Irregularities:
 Pool: **None**
 Alternative Power:
 Yr Roof Replaced:
 Sewage: **Septic**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove , see Schedule B for full list of inclusions**

Exclusions: **Personal items**

Tax Information

Roll #: **165134001013100**
 Pin #: **631170616**
 Assessment \$/Year: **\$425,000/2016**
 Legal Description: **PT LT 38 NORTHWEST BAY RANGE BEXLEY PARTS 2 & 4; 57R5714 S/T R393816; T/W R392815 & R337737; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **LSR**
 Survey/Year: **Yes 1989**
 Taxes/Year: **\$3,912/2018**
 Survey Type: **Boundary Only**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	15'0"x11'9"	Double sink, Vaulted Ceiling, Vinyl Flooring
Dining Room	M	14'11"x12'8"	French doors, Vaulted Ceiling, Vinyl Flooring
Living Room	M	14'6"x11'6"	Vaulted Ceiling, Vinyl Flooring
Master Bedroom	M	13'10"x13'2"	Vinyl Flooring
Bedroom	M	13'10"x13'2"	Vinyl Flooring
Bathroom	M	9'10"x8'11"	3-Piece, Vinyl Flooring

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Client Full Report

Date Printed: 07/17/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

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