

## Cross Property Client Full

**37 RIVER DRIVE**  
**Fenelon Falls, ON K0M 1N0**  
 Kawartha Lakes/Kawartha Lakes (City)/Fenelon Falls (Town)

**Residential/Single Family/For Sale Price: \$1,169,000.00**  
**Active**



MLS@#: **137329**  
 List Date: **29-Jun-2018** Bedrooms (AG/BG): **4 (4/0)**  
 Bathrooms (F/H): **3 (3/0)**

Type: **Detached**  
 Style: **Other**  
 Sqft Above Grade: **2,887** Sqft Below Grade:  
 Sq Ft Finished: **3,020** Sq Ft. Unfinished  
 Sq Ft Source:  
 New Construction: **No** # Rooms: **16**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Year Built/Desc: **1992/Completed / New**  
 Fronting On: **West**  
 Lot Front: **100.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/1.01**  
 Access: **Municipal road**  
 Garage Spaces/Type: **2.0/Attached**  
 Driveway Spaces/Type: **6/Private Single Wide/Asphalt**  
 Waterfront: **Yes** WF Exposure: **West**  
 WF Type/Name: **Lake/Sturgeon Lake**  
 Shore Rd Allowance: **None** WF Frontage Ft: **100**  
 WF Features: **Dock, Marine Rail, Trent System**  
 Shore Line: **Clean, Deep, Sandy**

Public Remarks: **STURGEON LAKE: This is an exceptionally elegant property on prestigious River Drive, just outside of Fenelon Falls. A Ranch-style executive home with four large bedrooms including a main floor master with ensuite and walk-in closet. The main living and dining areas have vaulted ceilings, expansive views of the waterfront and a walkout to the very large wrap-around deck. Separate games rooms for adults and children, a sauna, and an attached double garage are additional features. This year-round cottage/home is located on a large one-acre lot that is beautifully landscaped with perennial gardens and mature trees, with an underground sprinkler system throughout. The waterfront is west-facing and has a perfect combination of shallow sandy bottom at the near-shore, and deep weed-free water off the end of the two docks. The boat house with marine rail can accommodate boats up to 20' in length. The property is completely turn-key, including all furnishings and a 19' Tahoe boat.**

Directions: **From Fenelon Falls head southeast on Francis St E/County Rd 22 toward Clifton St, turn right to stay on Francis St E/County Rd 22, turn right onto River Dr**

### Interior Features

Interior Features: **Carbon Monoxide Detector, Central Vacuum, Main Floor Laundry, Sauna, Security System, Skylight, Smoke Detector, Water Heater Owned**  
 Basement: **Full/Partially Finished/** Fireplace: **Wood**  
 Heat Primary/Sec: **Forced Air-Propane/**  
 HVAC: **Central Air** Foundation: **Poured Concrete**  
 Under Contract \$: UFFI: **No** Furnace Age: **1 year**  
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:  
 Lot Shape: **Rectangular** Lot Irregularities:  
 Exterior Finish: **Hardboard**  
 Restrictions: **None**  
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**  
 Topography: **Flat** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Replaced: **2010**  
 Water/Supply Type: **Other/** Sewage: **Septic**  
 Water Treatment: **Heated Water Line, UV System, Water System**  
 Exterior Features: **Deck(s), Hot Tub, Lawn Sprinkler System, Patio(s), Seasonal Living**  
 Other Structures: **Other (see Remarks)**  
 Site Influences: **Cul de Sac/Dead End, Landscaped, Water View**

### Inclusions/Exclusions

Inclusions: **Other - see Schedule B**

Exclusions: **Personal items and flower planters**

### Tax Information

Roll#: **165124000128000** Local Improve Fee/Comments /  
 Pin#: **631470115** Zoning: **R1** Taxes/Year: **\$7,430/2018**  
 Assessment \$/Year: **\$754,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 5 PL 220; KAWARTHA LAKES**

### Rooms

Room	Level	Dimensions	Features
Foyer	M	8'5"x6'0"	French doors, Tile Floors
Living Room	M	20'10"x17'8"	Carpet, Fireplace, Vaulted Ceiling
Dining Room	M	17'11"x10'3"	Hardwood floor, Vaulted Ceiling, Walkout to Balcony/Deck
Kitchen	M	12'0"x6'0"	Double sink, Hardwood floor
Games Room	M	22'1"x13'5"	Carpet
Games Room	M	12'6"x9'9"	Bay window, Carpet
Master Bedroom	M	14'10"x14'9"	Carpet, Walk-in Closet
Ensuite	M		3-Piece
Bedroom	M	14'9"x13'7"	Carpet
Bedroom	M	13'4"x11'5"	Carpet
Bedroom	M	13'4"x11'5"	Carpet
Bathroom	M		3-Piece
Bathroom	M		3-Piece
Utility	M	7'7"x4'7"	
Sauna	M	5'5"x4'9"	
Recreation Room	B	19'11"x11'3"	Carpet

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Client Full Report

Date Printed: 06/29/2018

Prepared By: **DAVID DONAIS, Sales Representative**

<http://www.kawarthawaterfront.com>

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