

Cross Property Client Full

49 KENHILL BEACH ROAD

Dunsford, ON K0M 1L0

Kawartha Lakes/Kawartha Lakes (City)/Verulam (Twp)

Residential/Single Family/For Sale

Price: \$1,289,000.00

Active



MLS@#: **150853**
 List Date: **30-Aug-2018** Bedrooms (AG/BG): **4 (4/0)**
 Bathrooms (F/H): **3 (2/1)**
 Type: **Detached Bungalow**
 Style: **Detached Bungalow**
 Sqft Above Grade: **2,944** Sqft Below Grade:
 Sq Ft Finished: **2,944** Sq Ft. Unfinished
 Sq Ft Source:
 New Construction: **No** # Rooms: **14**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **North** Year Built/Desc: **/Unknown**
 Lot Front: **70.00** Lot Depth: **260.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/0.41**
 Access: **Boat Access, Paved Road, Private Docking**
 Garage Spaces/Type: **5.0/Detached**
 Driveway Spaces/Type: **10/Private Double Wide/Asphalt**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/Sturgeon Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **70**
 WF Buildings: **Dry Boathouse - Single**
 WF Features: **Dock, Marine Rail, Trent System**
 Shore Line: **Clean, Hard Bottom**

Public Remarks: **STURGEON LAKE** This traditional lake house has been comprehensively enhanced over the past ten years to maximize comfort and efficiency. One needs to review the extensive features and reno information on the realtor's website to appreciate the scale and quality of the work completed. All new interior including spectacular kitchen with pantry, floors, walls and ceilings. The property is ideal for the active family and plenty of guests to enjoy all aspects of waterfront life, with numerous patios and decks, large boat house with marine rail, and cabana ready for bar use. Large back lot with a garden shed and a 660 sq. ft. insulated double garage/shop with high ceilings, electric car lift, storage mezzanine, 120/240v service, propane furnace. There is also a second detached garage temporarily set up as a Bunkie. The waterfront is hard-bottomed and north-west facing for great sunset views. Located on one of the nicest streets on the Lake, and an easy 10 min. drive to Bobcaygeon or Lindsay.

Directions: **From Dunsford take County Road 7 (Thurstonia Road) north and turn right onto Kenhill Beach Road**

Interior Features

Interior Features: **Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Countertop Range, Energy Audit, Gym, In-law Capability, Multiple Kitchens, Oven Built-in, Separate Heating Controls, Smoke Detector, Sump Pump, Upgraded Insulation, Washer/Dryer Hookup, Water Heater Owned, Wet Bar, Winterized Full/Fully Finished/Walk-Out** Fireplace: **Fireplace Insert, Heatilator, Wood**
 Basement: **Forced Air-Electric, Heat Pump/Fireplace-Wood, Wood**
 Heat Primary/Sec:
 HVAC: **Central Air, Duct Work, Energy Efficient, Plenum Humidifier** Foundation: **Concrete Block**
 Under Contract \$:
 Under Contract/Rental Items: **Propane Tank** UFFI: Furnace Age: **7**
 Plumbing Age:

Exterior Features

Ad'd'l Monthly Fees: Exposure: **North West** Pool: **None** FH Common Fee:
 Lot Shape: **Irregular** Lot Irregularities:
 Exterior Finish: **Stone, Vinyl Siding**
 Restrictions: **None**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone, Underground Wiring**
 Topography: **Sloping** Alternative Power:
 Roofing: **Shingles** Yr Roof Replaced: **2010**
 Water/Supply Type: **Well/Dug Well, Lake/River** Sewage: **Septic**
 Water Treatment: **Heated Water Line, Sediment Filter, UV System**
 Exterior Features: **Balcony, Hot Tub, Lawn Sprinkler System, Patio(s)**
 Other Structures: **Bunkhouse, Shed, Workshop**
 Site Influences: **Cul de Sac/Dead End, Lake Access, Landscaped, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Garage Door Opener, Hot Tub, Hot Tub Equipment, Smoke Detector, Window Coverings, dock. Most furnishings are negotiable as are the Hobie Cat 18' catamaran, the 11' CNL sailboat and the 2013 Regal 2000 20' Bowrider with 270 hp inboard/outboard**

Exclusions: **Personal items**

Tax Information

Roll#: **165102601029500** Local Improve Fee/Comments /
 Pin#: **631410376** Zoning: **R1 AND R1-21** Taxes/Year: **\$5,631/2018**
 Assessment \$/Year: **\$593,700/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LT 23 PL 192; PT LT 22 PL 192 AS IN R462209, SECONDLY; KAWARTHA LAKES and PT LT 10 CON 3 VERULAM PT 5, 57R8600; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Sunroom	M	13'9"x8'0"	Tile Floors
Kitchen	M	17'8"x14'0"	Double sink, Tile Floors
Great Room	M	21'0"x21'7"	Engineered Hardwood, Fireplace, Vaulted Ceiling, Walkout to Balcony/Deck
Master Bedroom	M	11'9"x13'4"	Engineered Hardwood, Walk-in Closet
Bathroom	M	9'0"x4'7"	3-Piece, Ensuite
Bedroom	M	7'0"x9'9"	Engineered Hardwood
Bathroom	M	8'4"x7'0"	2-Piece, Tile Floors
Foyer	LAG	15'7"x7'7"	Tile Floors
Family Room	LAG	19'0"x16'0"	Tile Floors
Bedroom	LAG	12'0"x12'0"	Carpet
Exercise Room	LAG	17'7"x14'4"	
Bedroom	LAG	15'4"x8'6"	Carpet
Bathroom	LAG	8'6"x6'7"	4-Piece, Linen closet, Tile Floors
Laundry Room	LAG	15'0"x7'0"	Tile Floors

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Client Full Report

Date Printed: 09/04/2018

Prepared By: **DAVID DONAIS, Salesperson**

<http://www.kawarthawaterfront.com>

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