

## Cross Property Client Full

**70 BIRCH GLEN DRIVE**

**Kawartha Lakes, ON K0M 1C0**

**Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)**

**Residential/Single Family/For Sale**

**Active**

**Price: \$1,775,000.00**



MLS@#: **140254**  
 List Date: **13-Jul-2018** Bedrooms (AG/BG): **6 (6/0)**  
 Bathrooms (F/H): **3 (3/0)**  
 Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **2,479** Sqft Below Grade: **2,479**  
 Sq Ft Finished: **4,958** Sq Ft. Unfinished:  
 Sq Ft Source:  
 New Construction: **No** # Rooms: **17**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **West** Year Built/Desc: **2004/Completed / New**  
 Lot Front: **173.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/1.07**  
 Access: **Private Docking, Private Road**  
 Garage Spaces/Type: **2.0/Attached**  
 Driveway Spaces/Type: **7/Private Single Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **West**  
 WF Type/Name: **Lake/Four Mile Lake**  
 Shore Rd Allowance: **None** WF Frontage Ft: **173**  
 WF Buildings: **Dry Boathouse - Single**  
 WF Features: **Dock, Marine Rail**  
 Shore Line: **Hard Bottom, Rocky**

Public Remarks: **FOUR MILE LAKE: This is a breathtaking property on two separately deeded lots with 173' of combined waterfront that provides great privacy and pure western exposure. Custom constructed by luxury cottage builders in 2004, there are six bedrooms on two levels, including a large Master with ensuite and private deck. The living, dining, kitchen and sunroom on the upper level all have spectacular vistas onto the lake, with a walkout to a deck off the dining room. The lower level has four bedrooms, as well as living and kitchen areas, and a ground-level deck. The attached two car garage is extra-long to provide additional storage space. The spacious boathouse with marine rail can house a large boat as well as smaller watercraft and provides additional outdoor living space on top. The perfect weed-free waterfront has a shallow wading area at the shore for children and very deep water off the dock for adults. The property comes with part ownership of a 52-acre parcel behind the cottage.**

Directions: **From Cobocnk take Hwy 35 to Northline Road, turn left onto Kawartha Lakes County Rd 43, turn left onto Burnt River Rd/Kawartha Lakes County Rd 44, turn left onto Hillside Drive, turn left onto Birch Glen Drive**

### Interior Features

Interior Features: **Alarm System, Bar Fridge, Carbon Monoxide Detector, Central Vacuum, Main Floor Laundry, Security System, Smoke Detector, Water Heater Owned, Winterized**  
 Basement: **Full/Fully Finished/Walk-Out** Fireplace: **Wood**  
 Heat Primary/Sec: **Forced Air-Propane/Baseboard**  
 HVAC: **Air Conditioner, Central Air, Duct Work, HRV System** Foundation: **Poured Concrete**  
 Under Contract \$:  
 Under Contract/Rental Items: **Propane Tank** UFFI: **No** Furnace Age:  
 Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **At Lot Line-Hydro, Cell Service, Garbage/Sanitary Collection, Telephone**  
 Topography: **Wooded/Treed** Alternative Power:  
 Roofing: **Shingles** Yr Roof Replaced:  
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**  
 Water Treatment: **Water Softener**  
 Exterior Features: **Balcony, Patio(s)**  
 Other Structures: **Other (see Remarks)**  
 Site Influences: **Water View**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Freezer, Garage Door Opener, Satellite Dish, Smoke Detector, Window Coverings , dock, marine railway**

Exclusions: **Personal items**

### Tax Information

Roll#: **165131002063100** Local Improve Fee/Comments /  
 Pin#: **631190886** Zoning: **LSR** Taxes/Year: **\$10,382/2018**  
 Assessment \$/Year: **\$1,104,000/2016** Survey/Year: **Yes 2004** Survey Type: **Available**  
 Legal Description: **PT LT 13 PL 172 PT 2, 57R8942; PT LT 1 PL 184 AS IN R180087 EXCEPT PT 4, 57R8942; S/T R426999 & T/W R180087; KAWARTHA LAKES & PT LT 13 PL 172 PT 1, 57R2878 EXCEPT PT 2, 57R8942; PT LT 1 PL 184 PT 4, 57R8942; KAWARTHA LAKES**

### Rooms

Room	Level	Dimensions	Features
Foyer	M	15'0"x8'8"	Hardwood floor, Vaulted Ceiling
Living Room	M	22'6"x18'0"	Fireplace, Hardwood floor, Vaulted Ceiling
Kitchen	M	18'0"x11'5"	Double sink, Hardwood floor, Open Concept
Sunroom	M	14'6"x14'6"	Hardwood floor, Walkout to Balcony/Deck
Master Bedroom	M	21'11"x12'6"	Hardwood floor, Walk-in Closet, Walkout to Balcony/Deck
Bathroom	M	11'9"x11'5"	4-Piece, Double sink, Ensuite
Bedroom	M	12'0"x12'8"	Hardwood floor
Bathroom	M	7'10"x4'10"	3-Piece
Laundry Room	M	10'2"x6'11"	Tile Floors
Recreation Room	LAG	22'8"x17'9"	Fireplace, Laminate
Kitchen	LAG	14'0"x6'8"	Laminate, Walkout to Balcony/Deck
Office	LAG	13'9"x13'9"	Carpet
Bedroom	LAG	16'3"x9'6"	Carpet
Bedroom	LAG	13'6"x10'4"	Carpet
Bedroom	LAG	17'8"x10'0"	Carpet
Bedroom	LAG	14'0"x11'8"	Carpet
Bathroom	LAG	13'5"x6'6"	4-Piece, Heated Floor

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Client Full Report

Date Printed: 07/14/2018

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

<http://www.kawarthawaterfront.com>

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