

122 SUTER Drive, Kirkfield, Ontario K0M 2B0

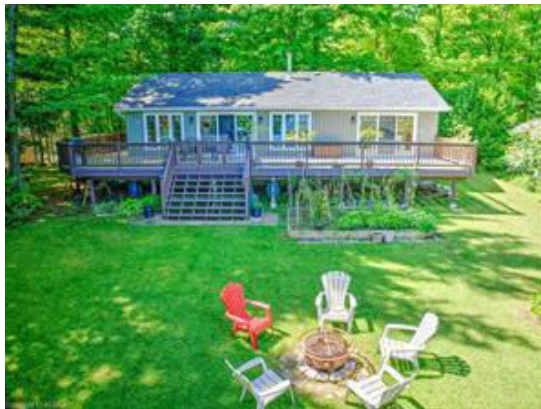
Listing

Client Full
Active / Residential

122 SUTER Dr Kirkfield

MLS® #: 40318571

Price: \$1,099,000



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

Bungalow/House

Water Body: **Head Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1		
Main	2	2	1

Beds (AG+BG): **3 (2 + 1)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,660**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,261/LBO provided**
 BG Fin SF: **399/LBO provided**
 Tot Unfin SF: **631**
 DOM/CDOM: **14/14**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,425.00/2022**

Remarks/Directions

Public Rmks: **This waterfront property on Head Lake can work equally well as a recreational property or year-round home owing to its many practical features including its full basement, garage, easy access from a municipally serviced road and location on the calm side of the lake. Its aesthetic attributes also support year-round enjoyment, highlighted by a light-filled open concept main living area with wall-to-wall windows, a cozy and efficient wood burning stove, and walk-outs to an exceptionally large deck that provides spectacular views of the lake. The kitchen is spacious and bright, there is a main floor laundry, and the primary bedroom has a walk-out to the deck and a 2 pc ensuite. There is a large bedroom in the basement, and much additional space that can be finished as desired. The half-acre lot is level in the front and back, with sturdy stairs leading to 100 ft of east-facing waterfront. Mature trees along the lot lines provide excellent privacy. Head Lake is an easy drive from the GTA, has a wonderful uncongested wilderness feel, and is fed by clean water from the Fishog River which lies entirely within the uninhabited 83,000 acre QE II Wildlands Provincial Park to the north. Most furnishings are included, as is the boat with a 70 hp outboard, a golf cart and paddle boat.**

Directions: **County Road 45 (Monck Rd) to Digby Laxton Boundary Road to Suter Dr.**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Natural, Soft Bottom**
 Shore Rd Allow: **Owned**
 Channel Name:

Boat House:
 Frontage: **100.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat:	Deck(s)			Roof:	Asphalt Shingle
Construct. Material:	Vinyl Siding			Prop Attached:	Detached
Shingles Replaced:		Foundation:	Concrete Block	Apx Age:	31-50 Years
Year/Desc/Source:	1990//Other			Rd Acc Fee:	
Property Access:	Municipal Road			Winterized:	Fully Winterized
Other Structures:				Garage Spaces:	1.0
Garage & Parking:	Detached Garage//Private Drive Single Wide				
Parking Spaces:	6	Driveway Spaces:	5.0	Sewer:	Septic
Services:	Garbage/Sanitary Collection, High Speed	Water Tmnt:	Sediment Filter	Acres Rent:	
Water Source:	Drilled Well	Acres Range:	< 0.5	Lot Shape:	Rectangular
Lot Size Area/Units:	0.495/Acres	Lot Depth (Ft):	225.00	Land Lse Fee:	
Lot Front (Ft):	100.00	Lot Irregularities:			
Location:	Rural			Retire Com:	
Area Influences:	Lake/Pond			Fronting On:	East
View:	Lake			Exposure:	
Topography:	Hillside				
Restrictions:	None				

Interior Feat: **Ceiling Fans, Central Vacuum, Water Heater Owned**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Electric Forced Air, Woodstove**
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Golf cart, paddle boat, boat with 70 hp outboard. All chattels are in "as is" condition.**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 36 PL 266; PT SHORE RDAL LAXTON ALONG HEAD LAKE LYING IN FRONT OF LT 12 & 13, CON 5, CLOSED BY R168362, PT 37, 57R3557; T/W R349958, CITY OF KAWARTHA LAKES.**
 Zoning: **RR2**
 Assess Val/Year: **\$343,000/2022**
 PIN: **632730066**
 ROLL: **165142000225900**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Boundary Only/ 1982**
 Hold Over Days: **90**
 Occupant Type: **Owner**
 Deposit: **\$50,000**

Brokerage Information

List Date: **09/06/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
 Source Board: **Kawartha Lakes Real Estate Association**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 09/20/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40318571

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	15' 1" X 30' 1"	4.60 X 9.17	
Dining Room	Main	9' 9" X 9' 4"	2.97 X 2.84	
Kitchen	Main	10' 1" X 9' 9"	3.07 X 2.97	
Bedroom Primary	Main	11' 11" X 14' 3"	3.63 X 4.34	
Bathroom	Main	5' 7" X 5' 3"	1.70 X 1.60	2-Piece, Ensuite
Bedroom	Main	12' 6" X 9' 3"	3.81 X 2.82	
Bathroom	Main	9' 4" X 7' 6"	2.84 X 2.29	4-Piece
Bedroom	Basement	11' 7" X 17' 5"	3.53 X 5.31	
Storage	Basement	11' 9" X 16' 9"	3.58 X 5.11	
Other	Basement	23' 10" X 45' 10"	7.26 X 13.97	

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