

137 SUNSET BEACH Road, Kirkfield, Ontario K0M 2B0

Listing

Client Full
Active / Residential

[137 SUNSET BEACH Rd Kirkfield](#)

MLS®#: 40415246
 Price: \$999,000



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

Bungalow/House



Water Body: **Head Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **1,141**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,141/LBO provided**
 DOM/CDOM: **19/19**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,850.00/2022**

Remarks/Directions

Public Rmks: **This is a gem of a year-round cottage on Head Lake distinguished by its beautifully updated interior, lovely waterside deck, high quality waterfront and breathtaking sunset views over the lake. This property will suit those who are looking for a turn-key waterfront property that is "done" and does not come with a list of projects to be undertaken. The cottage interior has been comprehensively and tastefully renovated, highlighted by a new kitchen with stone countertops, new appliances (including laundry), and new bathroom and foyer (both with heated floors). The cottage heating has been upgraded with a propane furnace (2018) and heat pump (2021) that also cools the cottage in the summer months. The stone fireplace with wood-burning insert provides a supplemental source of comforting radiant heat. Other practical enhancements include a spray-foamed crawl space, new roof (2023), new dock (2022), WIFI thermostats and alarm system, smart cameras in the driveway and dock, and new lawn and landscaping (2022). The large garage is insulated with a spacious and recently finished loft that serves as a perfect play area for children. The lot is large at 0.7 acres and level to just before the 100 ft of waterfront where gentle and well-constructed stairs take you down to the quite magnificent waterside deck that is very private and perfect for keeping an eye on young swimmers and taking in the sunsets. The waterfront is hard-bottomed entry with deep, clean water off the end of the dock. There is a community activity area just down the road with horseshoe pits and a play area. This property is being sold turn-key with almost all indoor and outdoor furniture and furnishings, including two boat lifts. Visit the Realtor's website for additional information.**

Directions: **County Road 45 (Monck Road) to Laxton Township 5th Line to Sunset Beach Road.**

Common Elements

Waterfront

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

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

Exterior

Exterior Feat: **Deck(s), Porch**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2023**
 Year/Desc/Source: **//**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **7**
 Services: **Garbage/Sanitary Collection, High Speed Internet**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.697/Acres**
 Lot Front (Ft): **100.00**
 Location: **Rural**
 Area Influences: **Golf, Trails**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **None**
 School District: **Trillium Lakelands District School Board**

Foundation: **Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Driveway Spaces: **5.0**
 Garage Spaces: **2.0**
 Water Tmnt: **None**
 Sewer: **Septic**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **300.00**
 Land Lse Fee:
 Lot Irregularities:
 Retire Com:
 Fronting On: **West**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Security Feat: **Alarm System**
 Basement: **Crawl Space**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**

Basement Fin: **Unfinished**

Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Furniture, Garage Door Opener, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Dock, all furnishings as viewed except for exclusions.**
 Exclusions: **All garage contents, tin boat w/9hp outboard, guitar, gym equipment in loft, computers and work items, personal items.**
 Furnace Age: **5** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 16 PL 182; PT SHORE RDAL LAXTON ALONG HEAD LAKE LYING OPPOSITE LT 9 & 10, CON 6 AND OPPOSITE LT 11, CON 7, CLOSED BY R165009, PT 17, 57R3650; KAWARTHA LAKES**
 Zoning: **LSR** Survey: **Boundary Only/ 1982**
 Assess Val/Year: **\$380,000/2023** Hold Over Days: **90**
 PIN: **632730217** Occupant Type: **Owner**
 ROLL: **165142000155200**
 Possession/Date: **Flexible/** Deposit: **\$40,000.00**

Brokerage Information

List Date: **05/05/2023**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**

Source Board: Kawartha Lakes Real Estate Association
 Prepared By: DAVID DONAIS, Broker of Record
 Date Prepared: 05/24/2023

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Rooms

MLS® #: 40415246

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	19' 3" X 19' 9"	5.87 X 6.02	
Kitchen	Main	12' 4" X 9' 4"	3.76 X 2.84	
Dining Room	Main	6' 11" X 9' 8"	2.11 X 2.95	
Bedroom Primary	Main	11' 7" X 9' 11"	3.53 X 3.02	
Bedroom	Main	8' 2" X 9' 4"	2.49 X 2.84	
Bedroom	Main	8' 2" X 9' 4"	2.49 X 2.84	
Bathroom	Main	7' 10" X 7' 4"	2.39 X 2.24	4-Piece

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