6/29/22, 10:56 AM Matrix

138 SUTER Drive, Kirkfield, Ontario K0M 2B0

Listing

Client Full 138 SUTER Dr Kirkfield MLS®#: 40286975

Active / Residential Price: **\$1,195,000**



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

Bungalow/House

£

Water Body: Head Lake Type of Water: Lake

7,600			
	Beds	Baths	Kitch
Main	4	2	1

Beds: 4 (4 + 0)Baths: 2(1+1)

1,050/LBO provided SF Fin Total: SF Fin Range: 1001 to 1500 AG Fin SF: 1,050.00/LBO provide

Asphalt Shingle

Fully Winterized

Holding Tank

Common Interest: Freehold/None Tax Amt/Yr: \$2,947/2022

Remarks/Directions

Public Rmks: This is a gem of a year-round cottage on Head Lake distinguished by its beautifully updated interior,

spectacular outdoor living areas and breathtaking views of 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 living, dining and kitchen areas have been finished and furnished with exquisite taste, as have the four bedrooms. Both bathrooms have been recently updated, and there is a new all-in-one washer/dryer. The outdoor living areas are highlighted by a wrap-around deck with a BBQ, pizza oven and outdoor sink, with steps down to an expansive lower deck with dining table, outdoor sofas and fireplace, all under a canopy of mature hardwood trees that provide dappled light during the day, and string lighting that lends a wonderful ambience to the evenings. Attractive armour stone steps lead to the 110 ft of waterfront where there is additional decking and seating areas and a low-maintenance floating dock. The roadside lawn is large and level and has a new outdoor gazebo, firepit, trampoline and plenty of play space for children. The property is within an easy drive from the GTA and serviced by a municipally maintained road. It is being sold turn-key, with almost all furnishings, water toys, and accessories included.

Directions: County Road 45 (Monck Road) to Digby Laxton Boundary Road to Suter Drive.

Common Elements

Waterfront -

Features: **Beach Front, Stairs to Waterfront**

Dock Type: **Private Docking**

Shoreline: Natural, Soft Bottom

Shore Rd Allow: Owned Channel Name:

Boat House:

Frontage: 110.00 Exposure: East Island Y/N: No

Roof:

Winterized:

Sewer:

Garage Spaces:

Exterior

Exterior Feat: Deck(s), Landscape Lighting, Patio(s)

Construct. Material:

Vinyl Siding

Shingles Replaced: Foundation: **Block** Prop Attached: Detached Year/Desc/Source: 51-99 Years Apx Age: Rd Acc Fee:

Property Access: **Municipal Road** Other Structures: Shed

Garage & Parking: **Private Drive Single Wide**

Driveway Spaces: 5.0 Parking Spaces:

Services: Garbage/Sanitary Collection, High Speed Internet **Drilled Well** Water Tmnt: Water Source: None

Lot Size Area/Units: 0.352/Acres Acres Range: < 0.5

Acres Rent: Lot Front (Ft): 110.00 Lot Depth (Ft): 166.00 Lot Shape: Rectangular Land Lse Fee: Location: Rural Lot Irregularities:

Area Influences: Lake/Pond View: Forest, Lake

Retire Com: Topography: Sloping Fronting On: **East** Restrictions: Exposure:

None

Interior Interior Feat: Ceiling Fans

Crawl Space Basement Fin: Unfinished Basement: Laundry Feat: Main Level

None Cooling:

Heating: Baseboard, Woodstove

Under Contract: None Contract Cost/Mo: Dryer, Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer Inclusions:

Add Inclusions: Per Schedule B Exclusions: Per Schedule B 6/29/22, 10:56 AM Matrix

Property Information

Legal Desc: PT LT 13 CON 5 LAXTON; PT SHORE RDAL LAXTON ALONG HEAD LAKE LYING IN FRONT OF LT 12 & 13,

CON 5, CLOSED BY R168362 AS IN R368633; KAWARTHA LAKES

Zoning: RR2 Survey: Boundary Only/ 1982

Assess Val/Year: \$299,000/2022 Hold Över Days: 90

632730060 PIN: Occupant Type: Owner ROLL: 165142000226300

Possession/Date: Flexible/ Deposit: \$60,000

Brokerage Information

List Date: 06/29/2022

List Brokerage: KAWARTHA WATERFRONT REALTY INC. - 170

Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record Date Prepared: 06/29/2022

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Local Improvements Fee:

Rooms

MLSR#: 40286975

Common Elem Fee: No

Room Features Room Level **Dimensions Dimensions** (Metric) Living Room 22' 0" X 11' 0" Main 6.71 X 3.35 Kitchen Main 14' 9" X 10' 7" 4.50 X 3.23 **Bedroom Primary Main** 2.44 X 3.56 8' 0" X 11' 8" **Bedroom** 6' 10" X 11' 8" 2.08 X 3.56 Main **Bedroom** Main 6' 2" X 11' 9" 1.88 X 3.58 5' 4" X 14' 1" **Bedroom** Main 1.63 X 4.29 3-Piece **Bathroom** Main 6' 0" X 7' 11" 1.83 X 2.41 4' 4" X 8' 7" 2-Piece **Bathroom** Main 1.32 X 2.62

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