

202 RUSTIC Trail, Burnt River, Ontario K0M 1C0

Listing

Client Full
Active / Residential

202 RUSTIC TI Burnt River

MLS® #: 40325030

Price: \$1,299,000

**Kawartha Lakes/Kawartha Lakes/Somerville (Twp)****Bungalow/House**Water Body: **Four Mile Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,559**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,559/LBO provided**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,583.00/2022**

Remarks/Directions

Public Rmks: **Waterfront properties on highly desired Four Mile Lake come on the market infrequently and this one has many features that will be attractive to discerning buyers. Located at the end of a quiet year-round road, the 0.59 acre lot is deep, gently sloping, well-treed and has a generous 136 feet of private west-facing waterfront. The main cottage has over 1,500 square feet of living space with three bedrooms and two bathrooms. It was completely gutted and updated beginning in 2010, with all new wiring, copper plumbing, septic system, main beam, studs, drywall, ceilings, floors, windows, doors, large propane fireplace, bathrooms and insulation to meet R2000 standards. The kitchen is bright and functional, with plenty of storage space and high-quality appliances including a new stove with an over-size oven and air-fryer. The exterior has newer vinyl siding, aluminum soffits and fascia, and a large cedar deck with glass panels. The roofs on all buildings were replaced in 2021 with 35-year fibreglass shingles. Two cedar walkways extend from the deck to the waterfront, with one leading to a dock and waterside sitting area that is perfect for watching sunsets. The other leads to a two-level boat house, also with a waterside deck, that has been converted to a Bunkie with beds and living areas on each floor and expansive windows that provide spectacular lake views. Four Mile Lake is an easy drive from the GTA and is an excellent recreational lake famous for its spring-fed crystal-clear water.**

Directions: **County Road 121 North of Fenelon Falls to Burnt River Road to Rustic Trail**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Hard Bottom, Natural**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **136.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: **2021**
 Year/Desc/Source: **//**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Single Wide//Circular Driveway**
 Parking Spaces: **5**
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail**
 Water Source: **Dug Well**
 Lot Size Area/Units: **0.592/Acres**
 Lot Front (Ft): **136.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Trails**
 Topography: **Sloping, Wooded/Treed**
 Restrictions: **None**

Foundation: **Stone**Driveway Spaces: **5.0**Water Tmnt: **Sediment Filter**Acres Range: **0.50-1.99**Lot Depth (Ft): **263.00**

Lot Irregularities:

Roof: **Fiberglass Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Garage Spaces:

Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Fronting On: **West**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **Main Level**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Per Schedule B**

Basement Fin: **Unfinished**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 15 CON 8 SOMERVILLE AS IN R362421; S/T & T/W R362421; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$345,000/2022**
 PIN: **631190995**
 ROLL: **165131002067800**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Owner**
 Deposit: **\$60,000**

Brokerage Information

List Date: **09/20/2022**
 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® #: 40325030

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	13' 8" X 19' 0"	4.17 X 5.79	
Dining Room	Main	7' 9" X 15' 3"	2.36 X 4.65	
Kitchen	Main	9' 4" X 16' 6"	2.84 X 5.03	
Den	Main	7' 7" X 19' 5"	2.31 X 5.92	
Bedroom Primary	Main	16' 5" X 11' 2"	5.00 X 3.40	
Bathroom	Main	4' 11" X 6' 1"	1.50 X 1.85	3-Piece, Ensuite
Bedroom	Main	9' 5" X 12' 8"	2.87 X 3.86	
Bedroom	Main	9' 4" X 10' 8"	2.84 X 3.25	
Bathroom	Main	8' 9" X 12' 5"	2.67 X 3.78	4-Piece
Laundry	Main	4' 6" X 12' 5"	1.37 X 3.78	

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