

35 CEDARPLANK Road, Fenelon Twp, Ontario K0M 1N0

Listing

Client Full

[35 CEDARPLANK Rd Fenelon Twp](#)

MLS® #: 40243972

Active / ResidentialPrice: **\$799,000**

Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Bungalow/House

Water Body: **Burnt River**Type of Water: **Compact Rural Community**

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds: **3 (2 + 1)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **1,997/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,047.00/LBO provide**
 BG Fin SF: **950.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,810/2022**

Remarks/Directions

Public Rmks: This is a year-round cottage/home on the Burnt River that has been an extremely successful income property with rentals solidly booked to early September 2022. The property has many attractive features including 100' of deep, weed-free waterfront that is perfect for swimming, a lengthy shoreline dock, a large deck with a built-in hot tub and nearby sauna, an expansive and level roadside lawn for outdoor activities, and a detached garage. The cottage is sited close the waters edge providing great river views through the large picture windows in the main living areas, and the vaulted cedar ceilings and wood stove provide a nice cottagey vibe. The cottage has almost 2,000 sq ft of living space and has been very well maintained. Recent enhancements include new flooring, interior paint, refrigerator and dishwasher, renovated basement bathroom (all in 2022), kitchen cabinets, roof, and garage door (all in 2020/21). The basement is fully finished with a large rec room and bedroom with two queen beds and an ensuite. It is an easy drive from the GTA and services in Fenelon Falls are within 10 minutes. The property is being sold turn-key with all furnishings included. Buyers can opt for a short closing and assume the rentals, or a longer closing in September.

Directions: County Road 43 (Northline Rd) to Concession Rd 3 to Cedarplank Road

Common Elements

Waterfront

Features: Riverfront, Trent System
Dock Type: Private Docking
Shoreline: Clean, Deep
Shore Rd Allow: None
Channel Name:

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

Exterior

Exterior Feat: Deck(s), Hot Tub
Construct. Material: Aluminum Siding
Shingles Replaced: 2020
Year/Desc/Source: 1966//Public Records
Property Access: Public Road, Year Round Road
Other Structures:
Garage & Parking: Detached Garage//Private Drive Single Wide
Parking Spaces: 7
Services: Garbage/Sanitary Collection, High Speed Internet

Foundation: Concrete Block

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

Garage Spaces: 1.0

Water Source: Lake/River
Water Tmnt:
Lot Size Area/Units: 0.372/Acres
Acres Range:
Lot Front (Ft): 100.00
Lot Depth (Ft): 160.00
Location: Rural
Lot Irregularities:
Area Influences: River/Stream, Trails
View: River
Topography: Level
Restrictions: Flood Plain

Sediment Filter, UV System

Sewer: Septic

Acres Rent:
Lot Shape: Rectangular
Land Lse Fee:

Retire Com:
Fronting On: East
Exposure:

Interior

Interior Feat: Ceiling Fans, Sewage Pump, Sump Pump, Water Heater Owned, Water Treatment
Basement: Full Basement
Basement Fin: Fully Finished
Laundry Feat: In Basement
Cooling: Ductless
Heating: Heat Pump, Woodstove
Under Contract: None
Inclusions: Dishwasher, Dryer, Furniture, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Washer, Window Coverings

Contract Cost/Mo:

Property Information

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 12 PL 434; CITY OF KAWARTHA LAKES**
 Zoning: **LSR-F**
 Assess Val/Year: **\$281,000/2022**
 PIN: **631190299**
 ROLL: **165131006013600**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Vacant**

Deposit: **\$40,000**

Brokerage Information

List Date: **04/20/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **04/20/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40243972

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Great Room	Main	15' 4" X 18' 5"	4.67 X 5.61	
Family Room	Main	12' 6" X 11' 6"	3.81 X 3.51	
Kitchen	Main	7' 11" X 11' 3"	2.41 X 3.43	
Bedroom Primary	Main	15' 4" X 10' 4"	4.67 X 3.15	
Bedroom	Main	7' 6" X 10' 4"	2.29 X 3.15	
Bathroom	Main	7' 5" X 6' 9"	2.26 X 2.06	3-Piece
Mud Room	Main	10' 4" X 11' 5"	3.15 X 3.48	
Recreation Room	Basement	21' 7" X 21' 2"	6.58 X 6.45	
Bedroom	Basement	17' 7" X 18' 4"	5.36 X 5.59	
Bathroom	Basement	6' 7" X 11' 7"	2.01 X 3.53	3-Piece, Ensuite
Utility Room	Basement	7' 11" X 4' 3"	2.41 X 1.30	

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