

36 FIRE ROUTE 14 Route, Buckhorn, Ontario K0L 1J0

Listing

Client Full
Active / Residential

36 FIRE ROUTE 14 Rte Buckhorn

MLS®#: 40298209
Price: **\$1,275,000**



Peterborough/Trent Lakes/Harvey Township

Backsplit/HouseWater Body: **Lower Buckhorn Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1
Second	3		

Beds: **5 (5 + 0)**
 Baths: **2 (1 + 1)**
 SF Fin Total: **1,519/LBO provided**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,519.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,813/2022**

Remarks/Directions

Public Rmks: **This is a 5-bedroom cottage on a sensational lot on Lower Buckhorn Lake. The setting is idyllic, with 920 ft of waterfront on a south-facing point that provides exceptional privacy, all-day sun and spectacular big-lake vistas. The lot is level, with a lovely mix of lawn, smooth granite outcroppings and trees. There is an expansive waterside patio that frames a wade-in sand beach and is also used as a dock. The cottage is sited close to the water, with a large deck and covered porch providing excellent vantage points to take in the surroundings. The main living and dining areas have a classic cottage feel, highlighted by a granite wood-burning fireplace. A newer addition brings the total living space to over 1,500 sq ft and provides a main floor family room and three upper-level bedrooms, including a spacious primary. The cottage has been used on a seasonal basis but could be winterized by installing a heated water line or a well. There is a forced-air propane furnace, central air and laundry facilities. A detached garage completes the picture. The magnificence of this lot means that further enhancements to the cottage or a rebuild can be contemplated without fear of hitting a valuation ceiling. Services in Buckhorn are within a 10 minute drive.**

Directions: **County Rd 36 to Deer Bay Reach South to Fire Route 14**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Trent System**
 Dock Type: **Private Docking**
 Shoreline: **Natural, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **920.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Hardboard**
 Shingles Replaced: **2012**
 Year/Desc/Source: **//**
 Property Access: **Private Road**
 Other Structures:
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **7**
 Services: **High Speed Internet Avail**

Foundation: **Concrete Block**

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

Garage Spaces: **1.0**

Water Source: **Lake/River**
 Lot Size Area/Units: **1.236/Acres**
 Lot Front (Ft): **920.00**
 Location: **Rural**
 Area Influences: **Cul de Sac/Dead End**
 View: **Lake**
 Topography: **Level**
 Restrictions: **Easement**

Water Tmnt: **Sediment Filter, UV System**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft):
 Lot Irregularities:

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

Retire Com:
 Fronting On: **South**
 Exposure:

Interior

Interior Feat: **Ceiling Fans**
 Basement: **Crawl Space**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Fireplace: **1/Wood**
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Window Coverings**

Basement Fin: **Unfinished**FP Stove Op: **No**

Property Information

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **PT LT 8 CON 4 HARVEY AS IN R690647; T/W R690647, EXCEPT EASEMENT THEREIN RE R182774; S/T R690647; GAL-CAV AND HAR**Zoning: **SR - Private Access**Survey: **None/**Assess Val/Year: **\$542,000/2022**Hold Over Days: **90**PIN: **283820116**Occupant Type: **Owner**ROLL: **154201030021300**Possession/Date: **Flexible/**Deposit: **\$60,000**

Brokerage Information

List Date: **07/27/2022**List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** Source Board: **Kawartha Lakes**Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **07/27/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: **40298209**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	19' 6" X 11' 2"	5.94 X 3.40	
Dining Room	Main	10' 6" X 11' 2"	3.20 X 3.40	
Kitchen	Main	8' 2" X 8' 0"	2.49 X 2.44	
Family Room	Main	14' 7" X 13' 11"	4.44 X 4.24	
Bedroom	Main	9' 9" X 8' 9"	2.97 X 2.67	
Bedroom	Main	7' 11" X 7' 10"	2.41 X 2.39	
Bathroom	Main	5' 4" X 8' 4"	1.63 X 2.54	4-Piece
Laundry	Main	14' 6" X 11' 6"	4.42 X 3.51	
Bedroom Primary	Second	12' 7" X 10' 8"	3.84 X 3.25	
Bedroom	Second	8' 9" X 6' 1"	2.67 X 1.85	
Bedroom	Second	8' 8" X 8' 1"	2.64 X 2.46	
Bathroom	Main	2' 2" X 4' 11"	0.66 X 1.50	2-Piece

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