

46 BIRCH GLEN Drive, Burnt River, Ontario K0M 1C0

Client Full
Active / Residential

46 BIRCH GLEN Dr Burnt River

MLS® #: 40459014

Price: \$849,000



Kawartha Lakes/Kawartha Lakes/Somerville (Twp) Bungalow/House



Water Body: **Four Mile 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: **964**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **964/Assessor**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,586.00/2023**

Remarks/Directions

Public Rmks: **This is an exceptionally well-maintained seasonal cottage on waterfront of spectacular quality. Four Mile Lake is spring-fed with crystal clear water, and this property has the rare combination of child-friendly sandy bottom waterfront that quickly transitions to glorious deep blue water off the end of the dock, with not a weed in sight. The owners have made continual enhancements to the buildings and grounds over the years while maintaining its classic cottage character. Recent enhancements include 50 yr shingles on all buildings, an updated bathroom, a new water system, and additional parking areas. Visit the Realtor's website for more detail. The main living area of the cottage is open concept with vaulted ceilings that provide a great sense of spaciousness. The loft area above the bedrooms provides additional sleeping space and a hideaway for children. The deck provides lovely views of the lake, and the mature trees along the lot lines ensure privacy. The boat house at the waterfront has been made into a magnificent man-cave and is the perfect spot to hang out after swimming and watch sunsets. There are well-constructed stairs with landings that lead from the parking areas to the cottage, as well as an incline elevator that can carry heavier loads and people. The property comes with part ownership of a 52-acre woodland parcel with walking trails directly across Birch Glen Road.**

Directions: **County Road 121 to Burnt River Road to Hillside Road to Birch Glen Drive.**

Common Elements

Waterfront

Features: **Stairs to Waterfront**
 Dock Type: **Private Docking**
 Shoreline: **Deep, Sandy, Shallow**
 Shore Rd Allow: **None**
 Channel Name:
 Boat House: **Dry Boathouse - Single**
 Frontage: **60.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Wood**
 Shingles Replaced: **2022**
 Year/Desc/Source: **//**
 Property Access: **Public Road, Year Round Road**
 Other Structures:
 Garage & Parking: **Private Drive Single Wide//Asphalt Driveway, Gravel Driveway**
 Parking Spaces: **6**
 Services: **Garbage/Sanitary Collection**
 Water Source: **Lake/River**
 Lot Size Area/Units: **0.334/Acres**
 Lot Front (Ft): **60.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Trails**
 View: **Lake**
 Topography: **Hillside**
 Restrictions: **None**
 Foundation: **Piers**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Driveway Spaces: **6.0**
 Garage Spaces:
 Water Tmnt: **Sediment Filter, UV System**
 Sewer: **Holding Tank**
 Acres Range: **< 0.5**
 Acres Rent:
 Lot Depth (Ft): **238.00**
 Lot Shape: **Rectangular**
 Lot Irregularities:
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**
 Exposure: **West**

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **None**
 Laundry Feat: **None**
 Cooling: **Window Unit**
 Heating: **Woodstove**
 Fireplace: **1**
 Under Contract: **None**
 Inclusions: **Microwave, Refrigerator, Stove, Window Coverings, Other**
 Add Inclusions: **Refer to Schedule B**
 Exclusions: **Refer to Schedule B**
 Basement Fin:
 FP Stove Op: **Yes**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 13 PL 184 CITY OF KAWARTHA LAKES**
Zoning: **LSR**
Assess Val/Year: **\$249,000/2023**
PIN: **631191530**
ROLL: **165131002064000**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Boundary Only/ 1926**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **\$35,000.00**

Brokerage Information

List Date: **07/25/2023**
List Brokerage: [**KAWARTHA WATERFRONT REALTY INC. - 170**](#) 

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 07/25/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	15' 5" X 15' 0"	4.70 X 4.57	
Kitchen	Main	15' 5" X 12' 0"	4.70 X 3.66	
Bedroom	Main	9' 6" X 7' 5"	2.90 X 2.26	
Bedroom	Main	9' 6" X 7' 0"	2.90 X 2.13	
Bedroom	Main	9' 6" X 7' 0"	2.90 X 2.13	
Bathroom	Main			3-Piece

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