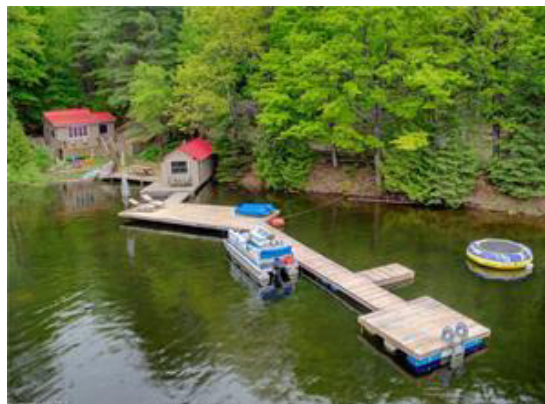


63 FIRE ROUTE 393, Kinmount, Ontario K0M 2A0

Listing

Client Full
Active / Residential

63 FIRE ROUTE 393 Kinmount**MLS®#: 40266710****Price: \$665,000**

Peterborough/Trent Lakes/Galway/Cavendish Township Bungalow/House

Water Body: **Crystal Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **505/Other**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **505.00/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,088/2021**

Remarks/Directions

Public Rmks: This is a great opportunity to purchase at an attractive price point an extremely well-maintained year-round cottage on beautiful Crystal Lake. The property consists of two separately deeded lots totalling over half an acre with 130 ft of waterfront, and its location in a bay on the western end of the lake reduces driving time in relation to most other Crystal Lake cottages. The main cottage is compact but well designed, and exudes a bright, cheery vibe with open concept living, dining and kitchen areas with vaulted ceilings and a cozy propane stove. There is a spacious primary bedroom, a second bedroom with bunk beds and a 3 pc bathroom. Additional room for family and guests is provided by a waterside boat house that has been converted to a spacious insulated and heated Bunkie, and another onshore Bunkie that has a bedroom and a 2 pc bathroom. The deck and dock structures around the cottage and waterside are extensive, in excellent condition and are low maintenance as the docks do not need to be removed from the water in the winter. The dock platform has a built-in BBQ, picnic table, and plenty of space to enjoy the sun. The water is 6 feet deep off the end of the dock in the summer months and great for swimming. The cottage is fully winterized which allows owners to take advantage of the extensive network of ATV and snowmobile trails that adjoin the lake. Most furnishings are included and the pontoon and aluminum boats are separately negotiable. Accepting offers anytime.

Directions: County Road 121 to Crystal Lake Road to Mill Bay Road to Fire Route 393

Common Elements

Waterfront

Features: **Water Access**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **130.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1949//Other**
 Property Access: **Private Road**
 Other Structures:
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **4**
 Services: **High Speed Internet Avail**
 Water Source: **Shared Well**
 Lot Size Area/Units: **0.504/Acres**
 Lot Front (Ft): **130.00**
 Location: **Rural**
 Area Influences: **Lake/Pond, Marina, Trails**
 Topography: **Sloping**
 Restrictions: **None**

Foundation: **Other**
 Driveway Spaces: **4.0**
 Water Tmnt: **None**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **113.00**
 Lot Irregularities:

Roof: **Metal**
 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: **South**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Sewage Pump, Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Electric, Propane**
 Inclusions: **Furniture, Microwave, Refrigerator, Stove, Window Coverings**
 Add Inclusions: **Docks, BBQ, furniture (including outdoor furniture) except where excluded, water trampoline, canoe, paddle boat, portable shed**
 Exclusions: **Cedar chest in primary bedroom, kitchen table and chairs, pictures, bed linens, toys, lifejackets, personal items**

Basement Fin: **Unfinished**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 4 PL 3 GALWAY; GAL-CAV AND HAR; LT 5 PL 3 GALWAY; GAL-CAV AND HAR**
 Zoning: **SR - Private Access**
 Assess Val/Year: **\$237,500/2022**
 PIN: **283350257**
 ROLL: **154202010109100**
 Possession/Date: **Flexible/**
 Possession Rmks: **July 18th preferred**

Local Improvements Fee:
 Survey: **Boundary Only/ 2009**
 Hold Over Days: **30**
 Occupant Type: **Owner**
 Deposit: **\$35,000**

Brokerage Information

List Date: **05/26/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 06/03/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40266710

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room/Dining Room	Main	15' 3" X 10' 0"	4.65 X 3.05	
Kitchen	Main	15' 3" X 6' 6"	4.65 X 1.98	
Bedroom Primary	Main	15' 3" X 9' 0"	4.65 X 2.74	
Bedroom	Main	9' 4" X 7' 7"	2.84 X 2.31	
Bathroom	Main			3-Piece

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