

# 84 GREENWOOD Road, Kirkfield, Ontario K0M 2B0

Client Full  
**Active / Residential**

**84 GREENWOOD Rd Kirkfield**

MLS® #: 40410196  
 Price: **\$930,000**



**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)**

**1.5 Storey/House**



Water Body: **Rush Lake**

Type of Water: **Lake**

|        | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main   | 1    | 1     | 1     |
| Second | 2    | 1     |       |

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,256**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,256/LBO provided**  
 DOM/CDOM: **15/15**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,084.00/2022**

**Remarks/Directions**

Public Rmks: **This is a lovely year-round property on Rush Lake that has functioned both as a home and as a weekend getaway/income property. Ideally located at the end of a municipally serviced road, the property is sited on a large 0.66 acre lot with 140 ft of pure western exposure with vistas to the totally undeveloped western shore. The lot is level and private, with a nice combination of trees and open space for outdoor activities, including beach volleyball at the shoreline. The waterfront is wade-in and child-friendly. The 3-bedroom/2 bathroom dwelling has over 1,250 sq ft of living area on two levels, and is bright and cheery with a wonderful cottage vibe. Expansive decks on both the front and rear of the cottage and a balcony off the upper-level Primary provide plenty of exterior living area. Practical features include propane forced-air heating supplemented by a WETT-certified wood stove, laundry facilities, a drilled well, vinyl siding, steel roof, and a large detached double garage. The property is being sold turn-key with almost all interior and exterior furnishings (including new leather couches) included. Rush Lake is a quiet spring-fed lake with a mix of year-round and seasonal residents among the 38 waterfront properties. It is large enough for motorized water sports, excellent for kayaking and canoeing, and has easy access to a vast network of snowmobile trails. Visit the Realtor's website for additional information.**

Directions: **County Road 48 to County Road 41 to Greenwood Road.**

**Common Elements**

**Waterfront**

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Natural, Shallow**  
 Shore Rd Allow: **Not Owned**  
 Channel Name:  
 Boat House:  
 Frontage: **140.00**  
 Exposure: **West**  
 Island Y/N: **No**

**Exterior**

Exterior Feat: **Balcony, Deck(s)**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **1980//Assessor**  
 Property Access: **Public Road, Year Round Road**  
 Other Structures:  
 Garage & Parking: **Detached Garage//Private Drive Single Wide**  
 Parking Spaces:  
 Services: **Garbage/Sanitary Collection, High Speed Internet**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **0.660/Acres**  
 Lot Front (Ft): **140.00**  
 Location: **Rural**  
 Area Influences: **Lake/Pond**  
 View: **Lake**  
 Topography: **Level**  
 Restrictions: **None**  
 Foundation: **Block**  
 Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **31-50 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Driveway Spaces: **6.0**  
 Garage Spaces: **2.0**  
 Water Tmnt: **Sediment Filter, UV System**  
 Sewer: **Septic**  
 Acres Range: **0.50-1.99**  
 Acres Rent:  
 Lot Depth (Ft): **208.00**  
 Lot Shape: **Irregular**  
 Lot Irregularities:  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **West**  
 Exposure:

**Interior**

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned**  
 Basement: **Crawl Space**  
 Laundry Feat: **Main Level**  
 Cooling: **Wall Unit**  
 Heating: **Forced Air-Propane, Woodstove**  
 Under Contract: **Propane Tank**  
 Inclusions: **Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Basement Fin: **Unfinished**  
 Contract Cost/Mo:

**Property Information**

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **BLK A PL 366; KAWARTHA LAKES**  
Zoning: **LSR**  
Assess Val/Year: **\$346,000/2023**  
PIN: **631120187**  
ROLL: **165142000217200**  
Possession/Date: **Flexible/**

Survey: **Available/ 2021**  
Hold Over Days: **90**  
Occupant Type: **Owner**  
Deposit: **\$30,000.00**

**Brokerage Information**

List Date: **04/27/2023**  
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

Source Board: Kawartha Lakes Real Estate Association  
Prepared By: DAVID DONAIS, Broker of Record  
Date Prepared: 05/12/2023

\*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> |
|------------------------|---------------|-------------------------|----------------------------|----------------------|
| <b>Living Room</b>     | <b>Main</b>   | <b>23' 1" X 11' 2"</b>  | <b>7.04 X 3.40</b>         |                      |
| <b>Dining Room</b>     | <b>Main</b>   | <b>11' 6" X 18' 1"</b>  | <b>3.51 X 5.51</b>         |                      |
| <b>Kitchen</b>         | <b>Main</b>   | <b>9' 11" X 13' 6"</b>  | <b>3.02 X 4.11</b>         |                      |
| <b>Bedroom</b>         | <b>Main</b>   | <b>10' 0" X 10' 3"</b>  | <b>3.05 X 3.12</b>         |                      |
| <b>Bathroom</b>        | <b>Main</b>   | <b>4' 10" X 6' 9"</b>   | <b>1.47 X 2.06</b>         | <b>4-Piece</b>       |
| <b>Bedroom Primary</b> | <b>Second</b> | <b>13' 11" X 11' 2"</b> | <b>4.24 X 3.40</b>         |                      |
| <b>Bedroom</b>         | <b>Second</b> | <b>13' 11" X 10' 3"</b> | <b>4.24 X 3.12</b>         |                      |
| <b>Bathroom</b>        | <b>Second</b> | <b>4' 10" X 4' 1"</b>   | <b>1.47 X 1.24</b>         | <b>2-Piece</b>       |

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