

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

Client Full
Active / Residential

90 BIRCH GLEN Dr Burnt River

MLS® #: 40430783
Price: **\$849,900**



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: **1,012**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,012/LBO provided**
DOM/CDOM: **3/3**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$3,302.00/2022**

Remarks/Directions

Public Rmks: **This is a very beautiful and well-maintained cottage on some of the best waterfront in the western Kawarthas. Four Mile Lake is spring-fed with exceptionally clear water, and this property has the rare combination of child-friendly shallow hard bottom waterfront to the end of the dock, glorious deep, blue-tinged water beyond, and western exposure for perfect sunset views. The three-season, 3-bedroom cottage has just over 1,000 sq ft of living space, highlighted by a beautifully renovated kitchen and bathroom, vaulted ceilings, and a sunroom with screened windows. The large wrap-around deck is bordered by mature trees that provide dappled sunlight and excellent privacy. Behind the cottage is a lovely bunkie, surrounded by swaths of fragrant and low-maintenance native ground cover. The property comes with part ownership of a 52-acre woodland parcel with walking trails. The cottage is being sold turn-key, with most furniture included. A quick closing is possible.**

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

Common Elements

Waterfront

Features: **Stairs to Waterfront**
Dock Features: **Boat Lift**
Dock Type: **Private Docking**
Shoreline: **Hard Bottom**
Shore Rd Allow: **None**
Channel Name:

Boat House:
Frontage: **60.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **1972//Other**
Property Access: **Public Road, Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Private Drive Single Wide**
Parking Spaces: **4**
Services: **Garbage/Sanitary Collection, High Speed Internet**
Water Source: **Lake/River**
Lot Size Area/Units: **0.310/Acres**
Lot Front (Ft): **60.00**
Location: **Rural**
Area Influences: **Lake/Pond, Trails**
View: **Lake**
Topography: **Sloping**
Restrictions: **None**

Foundation: **Concrete Block**
Roof: **Shingles**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Not Winterized**
Garage Spaces:
Water Tmnt: **Sediment Filter, UV System**
Sewer: **Septic**
Acres Range: **< 0.5**
Lot Depth (Ft): **225.00**
Acres Rent:
Lot Shape: **Rectangular**
Lot Irregularities:
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **Crawl Space**
Laundry Feat: **None**
Cooling: **None**
Heating: **Baseboard**
Under Contract: **None**
Inclusions: **Hot Water Tank Owned, Microwave, Refrigerator, Stove, Window Coverings**
Add Inclusions: **Most furniture, dock.**

Basement Fin: **Unfinished**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 6 PL 172; KAWARTHA LAKES**
Zoning: **LSR**

Local Improvements Fee:
Survey: **Boundary Only/ 1923**

Assess Val/Year: **\$318,000/2023**
PIN: **631190878**
ROLL: **165131002062300**
Possession/Date: **Flexible/**

Hold Over Days: **90**
Occupant Type: **Owner**

Deposit: **\$35,000.00**

Brokerage Information

List Date: **06/02/2023**
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 06/05/2023

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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' 9" X 13' 1"	4.80 X 3.99	
Dining Room	Main	11' 7" X 9' 9"	3.53 X 2.97	
Kitchen	Main	15' 7" X 8' 7"	4.75 X 2.62	
Sunroom	Main	7' 8" X 15' 8"	2.34 X 4.78	
Bedroom Primary	Main	11' 7" X 9' 4"	3.53 X 2.84	
Bedroom	Main	11' 4" X 7' 5"	3.45 X 2.26	
Bedroom	Main	11' 5" X 7' 5"	3.48 X 2.26	
Bathroom	Main	7' 11" X 5' 11"	2.41 X 1.80	3-Piece

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