

12 INDIAN Court, Burnt River, Ontario K0M 1C0

Client Full
Active / Residential

12 INDIAN Ct Burnt River

MLS® #: 40452600
Price: **\$915,000**



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

Water Body: **Four Mile Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **578**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **578/Appraiser**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,918.00/2022**

Next OH: **Public: Sun Jul 23, 12:00PM-2:00PM**

Remarks/Directions

Public Rmks: **This is the first public offering of this unique and tremendously aesthetic Four Mile Lake property. Sited on the prime south-west corner of road-accessible North Island, the 0.63 acre property features 830 feet of smooth granite shoreline along two points and a quiet cove where the cottage and bunkie reside. You will marvel at the panoramic lake vistas, the natural granite swimming pool and the magical colour interplay between the granite and the gin-clear water. The 3-season cottage is bright and cheery and in excellent condition. Recent updates include new picture windows, an expanded deck and a new fridge and stove. The newer waterside bunkie is spacious and high-ceilinged. Most furniture and furnishings are included. This property will appeal to those longing to re-acquaint themselves with the wonders of nature, while providing the option for future enhancements without fear of hitting a valuation ceiling.**

Directions: **County Road 121 to County Road 44 (Burnt River Road) to Island Drive to Indian Court.**

Common Elements

Waterfront

Features: **Island**
Dock Type: **None**
Shoreline: **Deep, Hard Bottom, Rocky, Shallow**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **830.00**
Exposure: **South, West**
Island Y/N: **No**

Auxiliary Buildings

<u>Building Type</u>	<u>Beds</u>	<u>Baths</u>	<u># Kitchens</u>	<u>Winterized</u>
Bunkhouse				No

Exterior

Exterior Feat:	Awnings, Deck(s)					
Construct. Material:	Wood					
Shingles Replaced:			Foundation:	Piers	Roof:	Asphalt Shingle
Year/Desc/Source:	1965//Other				Prop Attached:	Detached
Property Access:	Public Road, Year Round Road				Apx Age:	51-99 Years
Other Structures:					Rd Acc Fee:	
Garage & Parking:	Private Drive Single Wide				Winterized:	Not Winterized
Parking Spaces:	3		Driveway Spaces:	3.0	Garage Spaces:	
Services:	Garbage/Sanitary Collection, High Speed Internet Avail				Sewer:	Septic
Water Source:	Lake/River		Water Tmnt:	None	Acres Rent:	
Lot Size Area/Units:	0.634/Acres		Acres Range:	0.50-1.99	Lot Shape:	Irregular
Lot Front (Ft):	830.00		Lot Depth (Ft):	186.00	Land Lse Fee:	
Location:	Rural		Lot Irregularities:		Retire Com:	
Area Influences:	Island, Lake/Pond				Fronting On:	South
View:	Lake				Exposure:	
Topography:	Level, Rocky, Wooded/Treed					
Restrictions:	None					

Interior

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

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **LT 13 PL 423 CITY OF KAWARTHA LAKES**
Zoning: **LSR**
Assess Val/Year: **\$294,000/2023**
PIN: **631201301**
ROLL: **165131002074100**
Possession/Date: **Flexible/**

Survey: **Boundary Only/ 1963**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **\$30,000**

Brokerage Information

List Date: **07/13/2023**
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

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Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 07/13/2023

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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' 6" X 12' 4"	4.72 X 3.76	
Kitchen	Main	8' 8" X 7' 0"	2.64 X 2.13	
Bedroom	Main	13' 9" X 11' 0"	4.19 X 3.35	
Bedroom	Main	9' 4" X 7' 5"	2.84 X 2.26	
Bathroom	Main			4-Piece

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