

45 FIRE ROUTE 393, Kinmount, Ontario K0M 2A0

Listing

Client Full
Active / Residential

45 FIRE ROUTE 393 Kinmount

MLS® #: 40263090
 Price: \$1,095,000



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: **813/LBO provided**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **813.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,323/2021**

Remarks/Directions

Public Rmks: This is an exceptionally well-designed and maintained four-season property on Crystal Lake that accentuates all that is great about cottage living. Sited on a double-lot on a south-east facing point with 210 ft of waterfront, the cottage is located close to the water and provides spectacular vistas down the lake. The waterfront quality is excellent, with both wade-in sand that is easily accessed from steps in the attractive armour-stone retaining wall, and deep, weed-free swimming off the dock. The waterside structures are magnificent, including a custom built composite floating dock with a large platform and boat berth, a screened gazebo with portable fireplace, and additional docking that leads to a boat house that has been converted to a ravishing Bunkie that is perfect for guests and family. The main living areas in the cottage are open concept with pine floors and ceilings that exude a wonderful cottage feel. The kitchen is large and functional with high end appliances. Sliding doors lead to two separate decks, one is screened and provides lovely views of the lake, and the other is more secluded with a hot tub and dining nook. A propane stove provides comfort and ambience in the cooler seasons. The bathroom is large and recently renovated. Other recent updates include stone and vinyl siding, metal roofs on the cottage and Bunkie, and a custom built-in Napoleon BBQ with a flag stone patio and fire pit area. There is plenty of parking at the roadside. Excellent high-speed internet is available. All of this is within an easy drive of the GTA as this is one of the most easily accessed Crystal Lake cottages. Most furnishings are included and the two Seadoos, boat and trailers are separately negotiable.

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

Common Elements

Waterfront

Features: **Water Access**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **211.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Hot Tub, Seasonal Living**
 Construct. Material: **Stone, Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete Block**
 Year/Desc/Source: **1948/Town Records/Other**
 Property Access: **Private Road**
 Other Structures: **Gazebo, Shed, Other**
 Garage & Parking: **Front Yard Parking**
 Parking Spaces: **6**
 Services: **High Speed Internet**
 Water Source: **Lake/River**
 Water Tmnt: **Sediment Filter, UV System**
 Lot Size Area/Units: **0.391/Acres**
 Acres Range: **< 0.5**
 Lot Front (Ft): **211.00**
 Lot Depth (Ft): **162.00**
 Location: **Rural**
 Lot Irregularities:
 Area Influences: **Lake/Pond, Marina**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **None**

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:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Crawl Space**
 Basement Fin: **Unfinished**
 Laundry Feat: **None**
 Cooling: **Wall Unit**
 Heating: **Electric, Propane**
 Under Contract: **Propane Tank**

Contract Cost/Mo:

Inclusions: **Dishwasher, Furniture, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Window Coverings**
 Add Inclusions: **Dock, Gazebo, BBQ.**

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 10-11 PL 3 GALLWAY; GAL-CAV AND HAR**
 Zoning: **SR**
 Assess Val/Year: **\$373,000/2022**
 PIN: **283350252**
 ROLL: **154202010109700**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Boundary Only/ 1950**
 Hold Over Days: **90**
 Occupant Type: **Owner**

Deposit: **\$60,000**

Brokerage Information

List Date: **05/20/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 06/23/2022

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

Rooms

MLS® #: 40263090

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	12' 1" X 17' 11"	3.68 X 5.46	
Dining Room	Main	6' 5" X 17' 11"	1.96 X 5.46	
Kitchen	Main	14' 7" X 9' 3"	4.44 X 2.82	
Bedroom Primary	Main	8' 4" X 11' 9"	2.54 X 3.58	
Bedroom	Main	8' 4" X 7' 5"	2.54 X 2.26	
Bathroom	Main	8' 4" X 7' 2"	2.54 X 2.18	3-Piece

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