

LOT 8 BAYVIEW Drive, Fenelon Twp, Ontario K0M 1N0

Listing

Client Full
Active / Land

[LOT 8 BAYVIEW Dr Fenelon Twp](#)

MLS®#: 40279266
 Price: \$425,000



Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Residential

Water Body: **Balsam Lake**Type of Water: **Lake**Tax Amt/Yr: **\$1,075/2021**Zoning: **LSR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**Lot Size Acres: **0.34**Acres Range: **< 0.5**Frontage: **85.00**Lot Dimensions: **85 x 192**

Lot Irregularities:

Lot Shape: **Irregular**Common Interest: **Freehold/None**Tax Amt/Yr: **\$1,075/2021**

Remarks/Directions

Public Rmks: **A rare Balsam Lake building lot. Situated in an area of high-end properties. 85 ft of waterfront on 0.344 acres. Gently sloping lot ideal for a basement walk-out. Dredged channel for boat access. Easy drive to services in Cobocconk, Fenelon Falls and Lindsay.**

Directions: **Highway 35 to Juniper Isle Road to Bayview Drive.**

Waterfront

Features: **Trent System**Dock Type: **None**Shoreline: **Natural, Weedy**Shore Rd Allow: **None**Island Y/N: **No**Frontage: **85.00**Exposure: **East**

Exterior

Property Access: **Public Road, Year Round Road**View: **Bay, Lake**Topography: **Sloping**Restrictions: **None**Fronting: **East**

Land Information

Utilities:

Water Source: **None**

Well Testing:

Services: **At Lot Line-Hydro**

Acres Clear:

Lot Front (Ft): **85.00**

Acres Waste:

Lot Depth (Ft): **192.00**

Acres Workable:

Lot Size:

0.344 AcresSewer: **None**

Water Treatment:

Location: **Rural**

Property Information

Legal Desc: **LT 8 PL 451; KAWARTHA LAKES**Zoning: **LSR**Assess Val/Year: **\$109,000/2022**PIN: **631180602**ROLL: **165131005023800**Possession/Date: **Flexible/**Survey: **None/**Hold Over Days: **90**

Occupant Type:

Deposit: **\$20,000.00**

Brokerage Information

List Date: **06/16/2022**List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**Source Board: **Kawartha Lakes**Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **06/16/2022**POWERED by [itsorealestate.com](#). All rights reserved.

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