

# 50 RIVER BEND Drive, Burnt River, Ontario K0M 1C0

Listing

Client Full  
**Active / Residential**

**50 RIVER BEND Dr Burnt River**

MLS®#: 40163551  
Price: **\$399,000**



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



Water Body: **Burnt River**

Type of Water: **Compact Rural Community**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 ( 2 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **717/Other**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **717.00/Other**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,355/2021**

**Remarks/Directions**

Public Rmks: **This is a charming seasonal cottage on a lovely stretch of the Burnt River that affords great views across to the undeveloped opposite shore. The shaded deck and fire-pit next to the waterfront take advantage of the vistas and are perfect for watching the river flow. From there it is a few steps down the riverbank to excellent deep-water swimming. The two-bedroom cottage has a pleasant rustic vibe highlighted by pine floors and ceilings in the sunroom and dining areas. The lot is deep and low maintenance with mature trees along the property lines. The cottage is easily accessible from the GTA and services in Coboconk are less than a 15-minute drive. The extensive list of inclusions make this a turn-key property.**

Directions: **County Road 121 north from Fenelon Falls to County Road 44 to River Bend Drive**

**Common Elements**

**Waterfront**

Features: **Stairs to Waterfront, Trent System**  
 Dock Type: **Private Docking**  
 Shoreline: **Deep, Natural**  
 Shore Rd Allow: **None**  
 Channel Name:  
 Boat House:  
 Frontage: **52.47**  
 Exposure: **South**  
 Island Y/N: **No**

**Exterior**

Exterior Feat: **Seasonal Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced:  
 Year/Desc/Source: **1958/Town Records/Public Records**  
 Property Access: **Year Round Road**  
 Other Structures: **Other**  
 Garage & Parking: **, Private Drive Single Wide,**  
 Parking Spaces: **5**  
 Parking Level/Unit:  
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail**  
 Water Source: **Lake/River**  
 Lot Size Area/Units: **0.178/Acres**  
 Lot Front (Ft): **52.47**  
 Location: **Rural**  
 Area Influences: **River/Stream, Trails**  
 View: **River**  
 Topography: **Level**  
 Restrictions: **None**  
 Foundation: **Piers**  
 Driveway Spaces: **5.0**  
 Parking Assigned:  
 Water Tmnt: **Sediment Filter**  
 Acres Range: **< 0.5**  
 Lot Depth (Ft): **207.41**  
 Lot Irregularities:  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **51-99 Years**  
 Rd Acc Fee:  
 Winterized: **Not Winterized**  
 Garage Spaces:  
 Sewer: **Holding Tank**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **South**  
 Exposure:

**Interior**

Interior Feat: **Water Heater Owned**  
 Basement: **None**  
 Laundry Feat: **None**  
 Cooling: **Window Unit**  
 Heating: **None**  
 Inclusions: **Microwave, Refrigerator, Smoke Detector**  
 Basement Fin:

**Property Information**

Common Elem Fee: **No**  
 Legal Desc: **E1/2 LT 4 PL 310 T/W R447194 CITY OF KAWARTHA LAKES**  
 Zoning: **LSR-F**  
 Assess Val/Year: **\$136,000/2021**  
 PIN: **631210320**  
 ROLL: **165131002049700**  
 Local Improvements Fee:  
 Survey: **None/**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**

Possession/Date: **Flexible/**

Deposit: **20,000**

**Brokerage Information**

List Date: **09/09/2021**  
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**  
Source Board: **Kawartha Lakes**

**Prepared By: DAVID DONAIS, Broker of Record**

**Date Prepared: 09/10/2021**

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

**Rooms**

**MLS® #: 40163551**

<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>15' 2" X 11' 7"</b>	<b>4.62 X 3.53</b>	
<b>Sunroom</b>	<b>Main</b>	<b>15' 2" X 7' 7"</b>	<b>4.62 X 2.31</b>	
<b>Dining Room</b>	<b>Main</b>	<b>11' 7" X 10' 2"</b>	<b>3.53 X 3.10</b>	
<b>Kitchen</b>	<b>Main</b>	<b>10' 0" X 7' 7"</b>	<b>3.05 X 2.31</b>	
<b>Foyer</b>	<b>Main</b>	<b>7' 8" X 4' 4"</b>	<b>2.34 X 1.32</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10' 0" X 7' 6"</b>	<b>3.05 X 2.29</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 0" X 7' 6"</b>	<b>2.74 X 2.29</b>	
<b>Bathroom</b>	<b>Main</b>			<b>3-Piece</b>

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