

414 Balsam Lake Drive, Kirkfield

WATERFRONT ON BALSAM LAKE



Sandebush, a classic cottage on one of the most unique and desirable locations on Balsam Lake, is now on the market for the first time. Mackenzie Bay is famous for its expanse of calm, sand-bottomed waters that are perfect for swimmers of all ages, and this property has 1,060 ft., or approximately half, of the waterfront on the Bay. The property comprises 5.6 acres, much of which is open, level lawn that that could be utilized for any number of recreational activities. The dry stone walls along the perimeter date from the 1880s and underscore the provenance of the property, which extends back to Sir William Mackenzie. The cottage has almost 3,000 sq. ft. of living space on three floors, and many lovely rooms with 9 foot ceilings and expansive period windows. Its location near the waterfront intensifies the connection to the lake. Buyers have many options with this property ranging from a sensitive restoration of the cottage to a rebuild on the expansive grounds behind.

PRICE	\$1,500,000
LEGAL DESCRIPTION	PT LOT 1 NORTHWEST BAY RANGE BEXLEY; PT LT 2 NORTHWEST BAY RANGE BEXLEY AS IN R160577 EXCEPT 57R4879; S/T R160577; KAWARTHA LAKES
PIN	631160631
LOT SIZE	5.62 Acres
ZONING	RR3 and EP
WATER FRONTAGE	1,060 Feet (as per Geowarehouse)
LOT DEPTH	340 Feet
WATERFRONT EXPOSURE	South
SHORELINE	Clean, Mixed, Natural, Sandy, Shallow
TAXES	\$8,870 (2019)
ASSESSED VALUE	\$997,000 (2016)
STYLE	3 Storey

LISTING INFORMATION: 414 Balsam Lake Drive on Balsam Lake

SQUARE FOOTAGE	2,965 Sq Ft
BEDROOMS	Five Bedrooms
BATHROOMS	2 PC and 3 PC Bath
SERVICES	Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route
OTHER STRUCTURES	Bunkhouse, Shed
TOPOGRAPHY	Flat, Open Space, Wooded/Treed
ACCESS	Municipal Road
ROOFING	Asphalt
EXTERIOR SIDING	Wood
WATER	Lake Water
SEWAGE	Septic System
BASEMENT	None
FOUNDATION	Perimeter Wall, Poured Concrete
HEATING	Space Heater
RENTAL ITEMS	None
CHATELS INCLUDED	Dishwasher, Refrigerator, Stove, Hot Water Tank Owned, Satellite Dish, Window Coverings, most furnishings are negotiable, dock
CHATELS EXCLUDED	Boat Lift, Tractor