

64 Reed Boulevard, Burnt River

WATERFRONT ON BURNT RIVER



A compact, well-maintained three-bedroom cottage. Excellent views of the river, as well as the undeveloped farmland and wooded areas across the river. The 0.34 acre lot is level and has 100 feet of waterfront. Recent enhancements include new windows throughout, kitchen cabinets, roof (2016) and waterside dock. Heating is provided

by a propane wall heater, and the crawl space is insulated. Great swimming and fishing in the river. Furnishings are included. Easy access to Fenelon Falls, Coboconk and Kinmount, as well as the Victoria Rail Trail.

PRICE	\$220,000
LEGAL DESCRIPTION	LT 7 PL 412; KAWARTHA LAKES
PIN	631210191
LOT SIZE	Under .5 Acre
ZONING	LSR-F
WATER FRONTAGE	100 Feet (as per Geowarehouse)
WATERFRONT EXPOSURE	South
SHORELINE	Deep, Natural
TAXES	\$1,250 (2018)
ASSESSED VALUE	\$135,000 (2016)
STYLE	Bungalow
SQUARE FOOTAGE	610 Sq Ft
BEDROOMS	Three Bedrooms
BATHROOMS	3 PC Bath
SERVICES	Electricity, Garbage/Sanitary Collection
TOPOGRAPHY	Level, Wooded/Treed

LISTING INFORMATION: 64 Reed Boulevard on Burnt River

ACCESS	Private Road
DRIVEWAY	Circular, Gravel
ROOFING	Asphalt
EXTERIOR SIDING	Wood
WATER	River Water
SEWAGE	Septic System
BASEMENT	Crawl Space
FOUNDATION	Concrete Block
HEATING	Propane Wall Heater
RENTAL ITEMS	Propane tank
CHATELS INCLUDED	Refrigerator, Stove, Window Coverings, Furnishings As Viewed, Propane BBQ. Canoe is not included