

Property Client Full

56 Jasper Drive, Kawartha Lakes, Ontario K0M 2B0

Listing

56 Jasper Dr Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12168916**

List Price: **\$1,299,000**

New Listing



Kawartha Lakes/Kawartha Lakes

Tax Amt/Yr:	\$7,451.00/2024	Transaction:	Sale
SPIS:	No	DOM	0
Legal Desc:	LT 18 PL 223; KAWARTHA LAKES		
Style:	2 Storey	Rooms Rooms+:	12+0
Fractional Ownership:		BR BR+:	3(3+0)
Assignment:		Baths (F+H):	2(2+0)
Link:	No	SF Range:	1500-2000
Stores:	2.0	SF Source:	
Lot Irreg:	South side lot depth is 181 ft	Lot Acres:	< 0.50
Lot Front:	100.00	Fronting On:	E
Lot Depth:	168.00		
Lot Size Code:	Feet		
Zoning:	RR3		
Dir/Cross St:	County Road 8 and Elm Tree Road		

PIN #:	631650347	ARN #:	165121002029900	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Vinyl Siding	Utilities:	Hydro
Fam Rm:	Yes	Drive:	Private	Water:	Well
Basement:	No/None	Garage:	No	Water Sup Type:	Drilled Well
Fireplace/Stv:	Yes	Gar/Gar Spcs:	None/0.0	Water Supply:	UV System
Fireplace Feat:	Propane	Drive Pk Spcs:	6.00	Water Meter:	
Interior Feat:	ERV/HRV, Generator - Full, Water Heater Owned, Water Softener	Tot Pk Spcs:	6.00	Waterfront Feat:	Dock, Trent System
Heat:	Forced Air, Propane	Pool:	None	Waterfront Struc:	
A/C:	Yes/Central Air	Room Size:		Well Capacity:	
Central Vac:	No	Energy Gener:	Generator-Wired	Well Depth:	
Apx Age:	16-30	Rural Services:	Garbage Pickup, Internet High Speed	Sewers:	Septic
Property Feat:	Lake/Pond, Waterfront	Security Feat:		Special Desig:	Unknown
Exterior Feat:	Deck, Patio			Farm Features:	
Roof:	Asphalt Shingle			Winterized:	Fully
Foundation:	Poured Concrete				
Soil Type:					
Water Name:	Balsam Lake	Waterfront:	Direct	Waterfront Frontage (M):	30.50
Waterfront Y/N:	Yes	Easements/Restr:	Unknown		
Water Struct:					
Water Features:	Dock, Trent System	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Under Contract:	Propane Tank				
Access To Property:	Municipal Road	Shoreline Exposure:	East		
Shoreline:	Clean				
Shoreline Road Allowance:	None	Water View:	Direct	Channel Name:	
Docking Type:	Private	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
View:	Lake				

Remarks/Directions

Client Rmks: **This modern, year round lake house is located on one of the most desirable streets on Balsam Lake and possesses a multitude of attractive features. The lake house has two above-ground floors, with the main living and kitchen area on the upper level featuring vaulted pine ceilings, a propane fireplace and wall-to-wall windows. Step out to the expansive deck and you will be greeted by panoramic views of the lake that are simply stunning. Two bedrooms, including the Primary, and a 4 pc bathroom complete the upper level. The lower level features an office setup with lovely lake vistas, an expansive rec room with a walk-out to a concrete patio, a third bedroom, a 4 pc bathroom and a utility room with laundry facilities. Practical features include propane forced air heating, central air conditioning, an HVAC system and an oversized full home 24,000 Watt Generac generator. The property is sited on the calmer western shore of the lake and features 100' of excellent swimming waterfront. The waterside lawn is level and open, perfect for outdoor games, and has a waterside concrete fire pit that is ideal for evening gatherings. Hedges along the lot lines ensures excellent privacy, and fencing along the waterside portion of the lot provides containment for dogs and young children. The lake house was constructed in 2009 and came with plans for an attached garage with living space above, and these plans will be made available to the new owners. The property is being sold as a turn-key package, with most furniture and furnishings included, as well as an 18 ft pontoon boat/motor/trailer/boat lift, and high quality aluminum docking. Access to the property is easy from municipally maintained Jasper Drive, and there is plenty of parking area on the roadside section of the lot. Across the road enjoy shared ownership of a 9 acre natural property owned by the waterfront residents to ensure future privacy and no development.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Rooms

MLS® #: X12168916

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Second	4.6 M X 4.36 M	15.09 Ft x 14.30 Ft		
Dining Room	Second	2.19 M X 3.9 M	7.18 Ft x 12.79 Ft		
Kitchen	Second	2.68 M X 3.72 M	8.79 Ft x 12.20 Ft		
Primary Bedroom	Second	3.57 M X 3.99 M	11.71 Ft x 13.09 Ft		
Bedroom	Second	2.59 M X 3.08 M	8.49 Ft x 10.10 Ft		
Recreation	Ground	6.74 M X 6 M	22.11 Ft x 19.68 Ft		
Bedroom	Ground	3.69 M X 3.08 M	12.10 Ft x 10.10 Ft		
Office	Ground	2.53 M X 3.66 M	8.30 Ft x 12.00 Ft		
Other	Ground	1.16 M X 2.38 M	3.80 Ft x 7.80 Ft		
Utility Room	Ground	3.72 M X 3.32 M	12.20 Ft x 10.89 Ft		
Bathroom	Second			4	
Bathroom	Ground			4	

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