

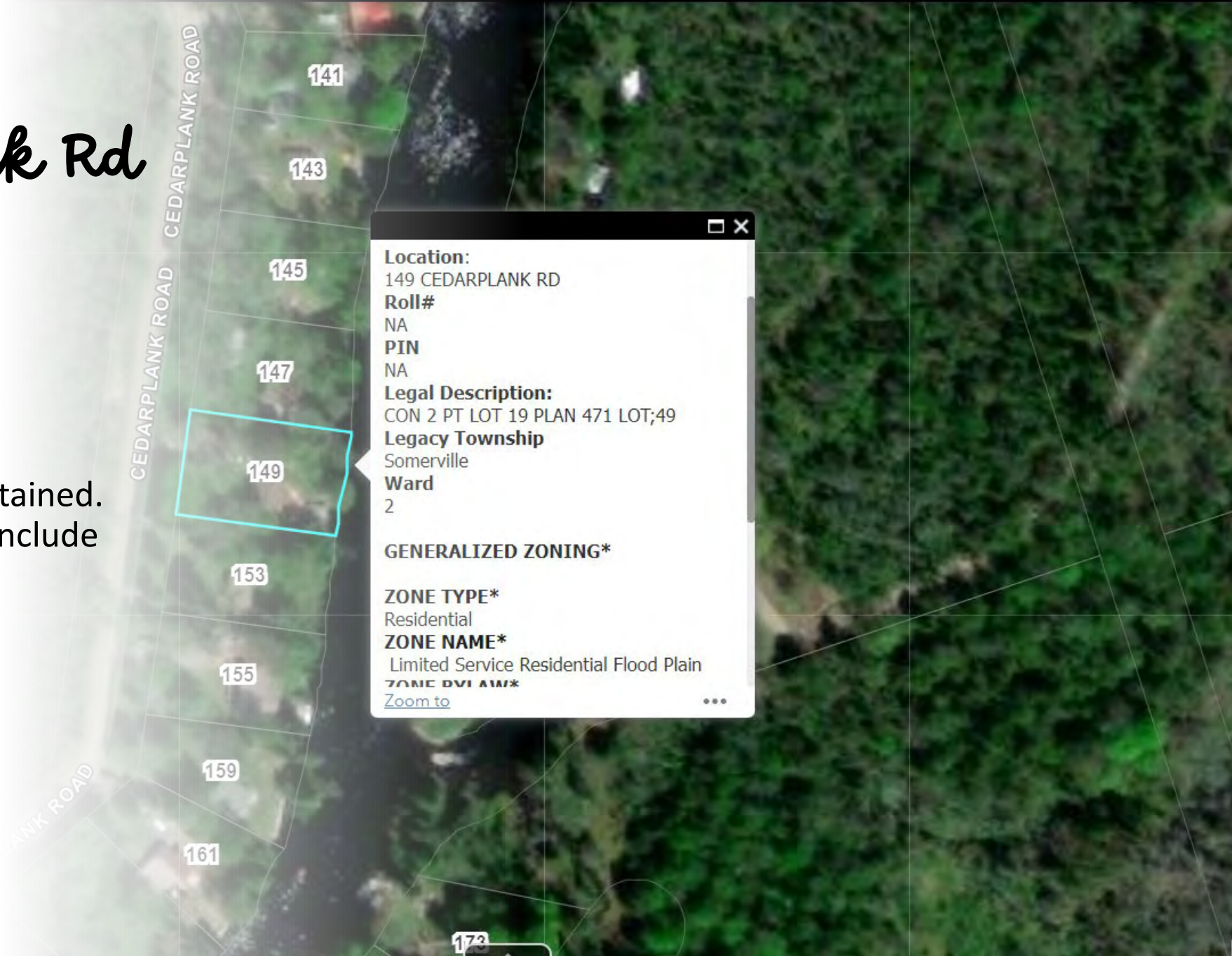


*Burnt River*

*149 Cedarplank Rd*

# #149 Cedarplank Rd

- 100 ft of waterfront
- 0.375 of an acre
- No Shore Road Allowance
- Zoning: LSR (Limited Service Residential) FP (Flood Plain)
- Cedarplank is privately maintained. \$175 yearly dues (does not include winter plowing of driveway)





# Property Overview

Welcome to this well-equipped four-season home or cottage on the Burnt River. Easy four-season access with an abundance of activities at the doorstep!

This cottage sits on a well treed private lot. Ample dockage and boat house sits along the 100 feet of waterfront. Extensive decking around the cottage and on top of the boat house provides for many gathering locations for the whole family.

Two bedrooms PLUS Bunkie and one four-piece bath make family gatherings comfortable. The property has had a very successful short term rental experience over the last couple of years, with both summer and off season bookings.

Whether you are looking for a quiet cottage setting or more adventurous activities this location checks all the boxes. ATVing, Hiking, Biking, Snowmobiling, boating, shopping just to name a few are close by.

The Burnt River in this area is deep and is great for swimming. The river flows south and empties into Cameron Lake and is navigable by boat to Cameron Lake and the Trent Severn Waterway. For all your needs the property is only 15 mins to Fenelon Falls and 30 mins to Lindsay for everything else! Come and see this fabulous four season living or cottage experience on the Burnt River.

# Property Details

## SEPTIC

Septic was last pumped in 2022. Septic use permit attached

**WATER SOURCE** The water is from the river. It is underground, under the frost line as such heating is not required. The water is filtered with a filter and UV light

**Heating** Oil furnace. Oil tank installed in 2017/2018. TSSA Report available.

## RENOVATIONS (2021 / 2022)

- Fencing surrounding the whole property
- Driveway gravel and split rail fencing
- Floors in Bunkie and Bathroom
- Dock and Stairs; all permanent. No need to remove for the winter
- Wood Shed
- Interior painting
- Built garden bed
- Shelving added to garage
- New water pressure tank
- Deadman reinforcement of the retaining wall at the river
- Removed 13 Ash Trees and stumps as they were dead and were a hazard
- New / updated breaker for Hot Tub installation



# Short Term Rental Possibilities

The owners have had great success with offering the property as a short term rental

- Almost \$30,000 per year income
- July / August Rates (Friday to Friday) @ \$2000/week
- Off season renting Monday to Friday @ \$200 per night



## Inclusions

- Strong SPA Hot Tub (installed 2020)
- BBQ
- All furniture unless stated in exclusions
- Smart TV with TV mount

## Exclusions

- Bed in Bunkie
- Primary Bedroom Bed and end tables
- Metal Patio Set
- Lounge Chairs
- 2 Kayaks
- Canoe
- 2 SUP's
- Boat
- Starlink equipment
- 2 Fridges in garage



# Burnt River

## Geography

The Burnt River begins its journey at the outlet of Canning Lake near Minden and is joined by the Irondale River just north of Kinmount. It becomes a quite substantial and deep river as it flows south and empties into the northern end of Cameron lake. There are a few sets of rapids on the river between Kinmount and the village of Burnt River, after which the river becomes navigable by boat to its outlet at Cameron Lake.

## Density

There are approximately 500 waterfront properties along the Burnt River between Kinmount and its outlet on Cameron Lake to the south. Density along the river varies, with cottages and homes on both sides of the river in some areas and on only one side in other areas. Lots typically have 100 feet of frontage. There are many year-round residents along the Burnt River, with some streets such as Evans, Black Bear and Moorings having an especially high proportion. Streets further north near the village of Burnt River have a lower proportion of year-round residents. Most properties on the lake are easily accessed by year-round roads that are maintained either municipally or by road associations.

## Recreation

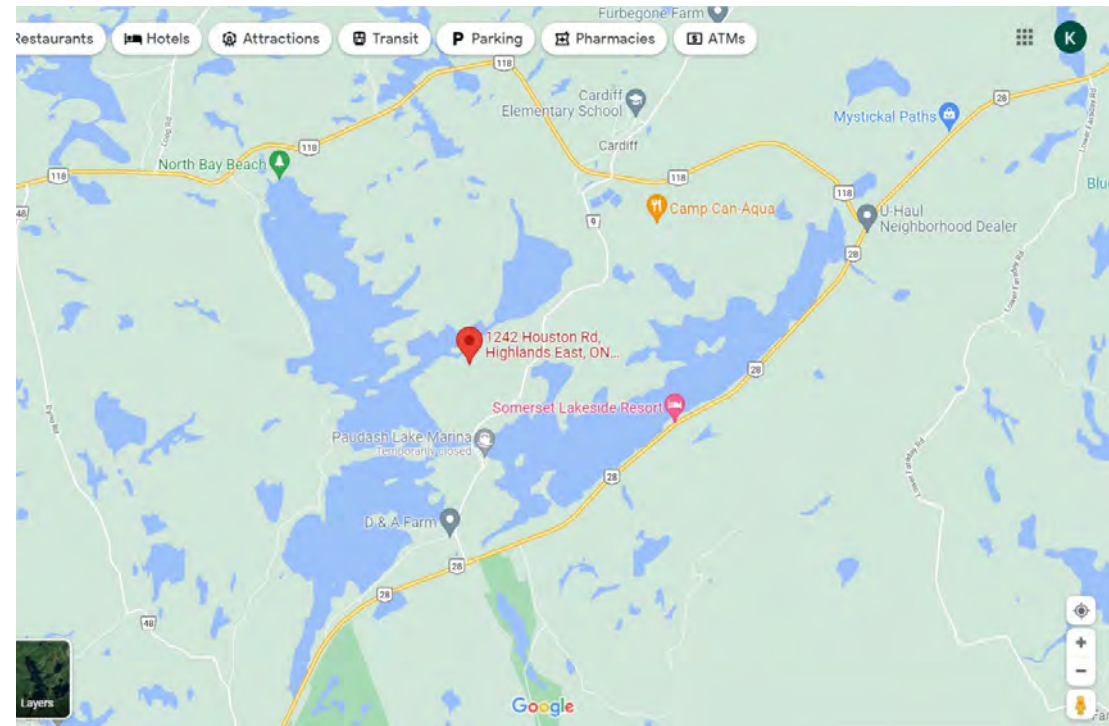
**Watersports** – Pontoon boats are a common sight along the Burnt River. Speed limits are in force along the river, so watersports requiring speed are not permitted.

**Fishing** – Bass and pike are the most common fish caught in the Burnt River.

**Swimming** – The Burnt River is deep and weed-free along much of its length, and combined with its gentle current make for great teen-age and adult swimming. The banks of the River are often steep, which makes wading and swimming for children more problematic.

**Hiking** – The 85 km long Victoria Rail Trail is easily accessible along most sections of the Burnt River, and makes for great hiking and cycling.

**Winter activities** – Snowmobilers can also use the Victoria Rail Trail in winter to access the large network of trails further north near the village of Burnt River.



SOURCE: <https://www.kawarthawaterfront.com/burnt-river/>





