

99 FIRE ROUTE 394, Trent Lakes, Ontario K0M 2A0


Client Full
Active / Residential

99 FIRE ROUTE 394 Trent Lakes

Listing ID: 40655843
Price: **\$999,000**



Peterborough/Trent Lakes/Galway/Cavendish Township
2 Storey/House

 Water Body: **Crystal Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	4	2	

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **1,545**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,545/LBO provide**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,392.00/2023**

Remarks/Directions

Public Rmks: **This four season property on Crystal Lake has been comprehensively renovated over the past four years, transforming it into a virtually new cottage. The main level has been re-built, highlighted by a gorgeous kitchen with a walk-in pantry, and a living/dining area with high-ceilings, wall-to-wall windows, and a walk-out to a new deck that provides lovely views of the largely undeveloped opposite shore. Other recent enhancements include new vinyl siding, new metal roof, propane furnace and central air conditioning. There are four bedrooms on the upper level, including a primary with an ensuite, and a 3 pc bathroom with laundry facilities. The partial basement with a walk-out provides plenty of storage space. The property is exceptionally private as it is the last cottage on a quiet road and is well treed along the lot lines. The waterfront is dive-off-the-dock deep and weed-free. Most furniture is included.**

Directions: **Crystal Lake Road to Mill Bay Road to Collins Bay Road to Fire Route 394.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Stairs to Waterfront**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep** Boat House:
Shore Rd Allow: **None** Frontage: **97.00**
Channel Name: Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)** Roof: **Metal**
Construct. Material: **Vinyl Siding** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Block** Apx Age: **51-99 Years**
Year/Desc/Source: // Winterized: **Fully Winterized**
Property Access: **Private Road**
Other Structures: Garage & Parking: **Outside/Surface/Open**
Garage Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:
Services: **High Speed Internet**
Water Source: **Lake/River** Water Tmnt: **Heated Water Line, UV System** Sewer: **Holding Tank**
Lot Size Area/Units: **0.331/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **97.00** Lot Depth (Ft): **275.00** Lot Shape: **Pie**
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond** View: **Lake** Land Lse Fee:
View: **Hillside** Topography: **Hillside** Retire Com:
Restrictions: **Encroachment** Fronting On: **East**
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **Partial Basement** Basement Fin: **Unfinished**
Basement Feat: **Walk-Out**
Laundry Feat: **Laundry Closet**
Cooling: **Central Air**
Heating: **Forced Air-Propane**
Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings, Other**
Exclusions: **Kitchen chairs**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 20 CON 11 GALWAY AS IN R263841, EXCEPT MINING RIGHTS AS IN V1859 MUNICIPALITY OF TRENT LAKES**
Zoning: **Shoreline Residential** Survey: **Available/ 2023**
Assess Val/Year: **\$482,000/2024** Hold Over Days:

PIN: **283350190**
ROLL: **154202010116000**
Possession/Date: **Flexible/**

PIN 2:
Occupant Type: **Owner**
Deposit: **\$50,000.00**

Brokerage Information

List Date: **10/01/2024**
List Brokerage: **[Kawartha Waterfront Realty](#)** 

Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 10/01/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	17' 9" X 14' 1"	5.41 X 4.29	
Dining Room	Main	9' 1" X 10' 7"	2.77 X 3.23	
Kitchen	Main	12' 10" X 16' 1"	3.91 X 4.90	
Pantry	Main	9' 6" X 6' 1"	2.90 X 1.85	
Bathroom	Main	12' 2" X 5' 9"	3.71 X 1.75	4-Piece
Foyer	Second	11' 11" X 3' 10"	3.63 X 1.17	
Bedroom Primary	Second	11' 7" X 13' 5"	3.53 X 4.09	
Bathroom	Second	7' 8" X 2' 7"	2.34 X 0.79	2-Piece, Ensuite
Bedroom	Second	11' 7" X 8' 8"	3.53 X 2.64	
Bedroom	Second	11' 7" X 8' 8"	3.53 X 2.64	
Bedroom	Second	11' 6" X 8' 6"	3.51 X 2.59	
Bathroom	Second	9' 5" X 8' 6"	2.87 X 2.59	3-Piece

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