

18 HARGRAVE Road, Kirkfield, Ontario K0M 2B0

Client Full
Active / Residential

18 HARGRAVE Rd Kirkfield

Listing ID: **40562861**
Price: **\$429,000**



Kawartha Lakes/Kawartha Lakes/Eldon (Twp) Bungalow/House

Water Body: **Mitchell Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **884**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **884/Appraiser**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,359.00/2023**

Remarks/Directions

Public Rmks: **This is a 3 bedroom seasonal cottage on Mitchell Lake with easy boat access to Balsam Lake. The 0.45 acre lot is level and deep with 70 ft of west-facing waterfront. The cottage requires updating but is otherwise in good shape with a wood burning fireplace, metal roof, waterside deck, back porch and septic system that was municipally inspected in 2019.**

Directions: **County Road 48 to Hargrave Road**

Waterfront

Waterfront Type:	Direct Waterfront	Water View:	Direct Water View
Waterfront Features:	Trent System	Boat House:	
Dock Type:	Private Docking	Frontage:	70.00
Shoreline:	Natural, Shallow	Exposure:	West
Shore Rd Allow:	None	Island Y/N:	No
Channel Name:			

Exterior

Exterior Feat:	Deck(s)	Roof:	Metal
Construct. Material:	Wood	Prop Attached:	Detached
Shingles Replaced:		Apx Age:	31-50 Years
Year/Desc/Source:	1974//Other	Rd Acc Fee:	
Property Access:	Year Round Road	Winterized:	Not Winterized
Other Structures:		Garage Spaces:	
Garage & Parking:	Front Yard Parking	Driveway Spaces:	6.0
Parking Spaces:	6	Water Tmnt:	None
Services:	Garbage/Sanitary Collection	Acres Range:	< 0.5
Water Source:	Lake/River	Lot Depth (Ft):	300.00
Lot Size Area/Units:	0.453/Acres	Lot Irregularities:	
Lot Front (Ft):	70.00	Area Influences:	Highway Access, Schools
Location:	Rural	View:	Lake
Area Influences:	Highway Access, Schools	Topography:	Level
View:	Lake	Restrictions:	Easement
Topography:	Level	Sewer:	Septic
Restrictions:	Easement	Acres Rent:	
		Lot Shape:	Irregular
		Land Lse Fee:	
		Retire Com:	
		Fronting On:	West
		Exposure:	West

Interior

Interior Feat:	Ceiling Fans	Basement Fin:	
Basement:	None		
Laundry Feat:	None		
Cooling:	None		
Heating:	Fireplace-Wood, Propane		
Fireplace:	1/Living Room, Wood	FP Stove Op:	Yes
Under Contract:	None	Contract Cost/Mo:	
Inclusions:	Refrigerator, Stove		
Add Inclusions:	Dock, furniture and furnishings.		
Exclusions:	Personal items		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 7 PL 352 S/T A27652; KAWARTHA LAKES	Survey:	None/
Zoning:	LSR-1	Hold Over Days:	90
Assess Val/Year:	\$221,000/2024	Occupant Type:	Vacant
PIN:	631660233	Deposit:	\$20,000.00
ROLL:	165116003020300		
Possession/Date:	Flexible/		
Possession Rmks:	Flexible		

Brokerage Information

List Date: **04/18/2024**

List Brokerage: [Kawartha Waterfront Realty](#) 

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Source Board: Barrie and District Association of REALTORS®

Prepared By: David Donais, Broker

Date Prepared: 04/18/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	14' 10" X 13' 6"	4.52 X 4.11	
Dining Room	Main	13' 6" X 8' 6"	4.11 X 2.59	
Kitchen	Main	9' 10" X 8' 6"	3.00 X 2.59	
Bedroom	Main	10' 4" X 9' 6"	3.15 X 2.90	
Bedroom	Main	10' 4" X 8' 0"	3.15 X 2.44	
Bedroom	Main	9' 6" X 7' 8"	2.90 X 2.34	
Bathroom	Main			4-Piece

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