

11 WOODWORTH Drive, Burnt River, Ontario K0M 1A0

Client Full
Active / Residential

11 WOODWORTH Dr Burnt River

Listing ID: 40629687
Price: **\$1,640,000**



Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

2 Storey/House



Water Body: **Four Mile Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		1	1
Second	3	1	

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (1 + 1)**
 SF Fin Total: **1,753**
 AG Fin SF Range: **1501 to 2000**
 AG Fin SF: **1,753/LBO provide**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,875.00/2024**

Next OH: **Public: Sun Aug 11, 12:00PM-2:00PM**

Remarks/Directions

Public Rmks: **This is a remarkably beautiful Four Mile Lake property that has been thoughtfully designed to be enjoyable in every season. The large, level 1.6 acre lot with 145 ft of west-facing waterfront provides exquisite privacy, smooth granite outcroppings and a wonderful sense of connection to the natural surroundings. The lovely cottage has had \$200,000 in recent upgrades, including a new Waterloo Biofilter septic system (2017), heat pump/furnace (2018), well and water treatment systems (2019/2020), and numerous cosmetic enhancements. The living, dining, kitchen and powder rooms are on the main level, along with a wrap-around deck and a very spacious sun room in a woodland setting with new vinyl/screened stacking windows. Three bedrooms including the Primary and a luxurious 4 pc bathroom are on the upper level, and a finished loft provides extra living space. The waterfront studio is also spectacular, with an expansive seasonal living area on the upper level, a lakeside sitting room on the lower level for perfect sunset viewing, and a spacious storage room with an newly installed ECO toilet. The shoreline is child-friendly, and deep-water swimming is available on a swim raft shared with neighbouring cottages. Most furniture, which is of exceptional quality, is included.**

Directions: **County Road 44 (Burnt River Road) to Island Drive to Hemlock Drive to Woodworth Drive.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
 Waterfront Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Natural, Soft Bottom** Boat House:
 Shore Rd Allow: **None** Frontage: **145.00**
 Channel Name: Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Seasonal Living** Roof: **Asphalt Shingle**
 Construct. Material: **Wood** Prop Attached: **Detached**
 Shingles Replaced: Foundation: **Concrete Block** Apx Age: **31-50 Years**
 Year/Desc/Source: // Rd Acc Fee:
 Property Access: **Public Road** Winterized: **Fully Winterized**
 Other Structures: **Shed, Other**
 Garage & Parking: **Private Drive Single Wide** Garage Spaces:
 Parking Spaces: **5** Driveway Spaces: **5.0**
 Services: **Garbage/Sanitary Collection, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter, Water Softener** Sewer: **Septic**
 Well Cap Gall/Min: **10** Well Depth Ft: **139**
 Lot Size Area/Units: **1.600/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **145.00** Lot Depth (Ft): **420.00** Lot Shape: **Irregular**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Trails**
 View: **Lake** Retire Com:
 Topography: **Level, Wooded/Treed** Fronting On: **West**
 Restrictions: **None** Exposure: **West**

Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned, Water Softener, Water Treatment**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Forced Air-Propane, Heat Pump, Propane**
 Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Refer to Schedule C**
 Exclusions: **Refer to Schedule C**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 10 PL 563 CITY OF KAWARTHA LAKES**
Zoning: **RR3**
Assess Val/Year: **\$533,000/2024**
PIN: **631201160**
ROLL: **165131002076116**
Possession/Date: **Other/**
Possession Rmks: **After September 18**

Local Improvements Fee:
Survey: **Boundary Only/ 1977**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **\$75,000**

Brokerage Information

List Date: **08/06/2024**
List Brokerage: [Kawartha Waterfront Realty](#) 

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Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 08/06/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	20' 6" X 11' 7"	6.25 X 3.53	
Kitchen	Main	12' 0" X 11' 8"	3.66 X 3.56	
Dining Room	Main	8' 3" X 13' 8"	2.51 X 4.17	
Sunroom	Main	22' 9" X 11' 7"	6.93 X 3.53	
Laundry	Main	8' 3" X 9' 6"	2.51 X 2.90	
Bathroom	Main	4' 10" X 6' 0"	1.47 X 1.83	2-Piece
Foyer	Main	11' 10" X 7' 7"	3.61 X 2.31	
Bedroom Primary	Second	16' 9" X 11' 6"	5.11 X 3.51	
Bedroom	Second	8' 5" X 11' 7"	2.57 X 3.53	
Bedroom	Second	13' 7" X 9' 7"	4.14 X 2.92	
Bathroom	Second	8' 4" X 11' 11"	2.54 X 3.63	4-Piece
Loft	Third	28' 10" X 11' 3"	8.79 X 3.43	

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