

167 SUNSET BEACH Road, Kirkfield, Ontario K0M 2B0

Client Full
Active / Residential

167 SUNSET BEACH Rd Kirkfield

Listing ID: 40630313
Price: **\$1,159,000**



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)
Bungalow Raised/House

Water Body: **Head Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1		
Main	3	2	1

Beds (AG+BG): **4 (3 + 1)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **2,857**
AG Fin SF Range: **1501 to 2000**
AG Fin SF: **1,632/LBO provide**
BG Fin SF: **1,225/LBO provide**
DOM: **1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$5,508.00/2023**

Remarks/Directions

Public Rmks: This is a very spacious year-round home or cottage located on desirable Sunset Beach Road on Head Lake. The home is highlighted by high-ceilings throughout the main floor, including the very impressive main living area that features floor-to-ceiling windows, a wood stove, and a walkout to an expansive wrap-around deck that provides spectacular and very private western vistas across the lake. The kitchen and dining areas are open to the living room, providing many gathering areas. There are three large bedrooms, two bathrooms and a laundry room on the main floor, including a Primary with a 3 pc ensuite and a walk-in closet. The basement is partially finished, with a large bedroom and office, and a spacious storage area with a double-door walk-out that provides convenient access from outside. The over-sized double detached garage has a workshop and plenty of space for vehicles and boats. The 0.56 acre lot is well treed, very private, low maintenance and level to just before the 100 ft of west-facing shoreline where sturdy stairs descend to just before the excellent quality waterfront that is deep, hard bottomed and perfect for swimming. The property comes with membership in the Sunset Beach Cottagers Association which owns the 137 acre forested parcel across the road that features walking trails as well as a community activity area with a volleyball court, horseshoe pits and a play area. Head Lake is known for its clean water, great fishing and access to the 83,000 acre Queen Elizabeth II Wildlands Provincial Park that begins at the north end of the lake.

Directions: Monck Road (County Road 45) to Laxton Township 5th Line to Sunset Beach Road

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Stairs to Waterfront**
Dock Type: **None** Boat House:
Shoreline: **Hard Bottom, Rocky** Frontage: **101.00**
Shore Rd Allow: **Owned** Exposure: **West**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)** Roof: **Asphalt Shingle**
Construct. Material: **Wood** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Concrete Block** Apx Age: **31-50 Years**
Year/Desc/Source: **1990/Town Records/Assessor** Rd Acc Fee:
Property Access: **Private Road** Winterized: **Fully Winterized**
Other Structures: **Shed** Garage Spaces: **2.0**
Garage & Parking: **Detached Garage//Private Drive Single Wide** Parking Spaces:
Parking Spaces: **7** Driveway Spaces: **5.0** Services: **Garbage/Sanitary Collection, High Speed Internet**
Water Source: **Drilled Well** Water Tmnt: **UV System, Water Softener** Sewer: **Septic**
Well Cap Gall/Min: **10** Well Depth Ft: **70**
Lot Size Area/Units: **0.560/Acres** Acres Range: **0.50-1.99**
Lot Front (Ft): **101.00** Lot Depth (Ft): **237.00** Acres Rent:
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Trails** View: **Lake** Retire Com:
View: **Level, Sloping** Fronting On: **West**
Topography: **None** Exposure:

Interior

Interior Feat: **Ceiling Fans, Central Vacuum** Basement Fin: **Partially Finished**
Basement: **Full Basement** Basement Feat: **Walk-Out**
Basement Feat: **Main Level** Cooling: **Central Air**
Laundry Feat: **Baseboard, Oil Forced Air** Heating:
Cooling: **1/Wood Stove** Fireplaces: **FP Stove Op: Yes**
Heating: **Central Vac, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**
Fireplace: **1/Wood Stove** Add Inclusions: **Air compressor and shelving in garage. Furniture is negotiable.**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 26 PL 182 T/W R279705; KAWARTHA LAKES and PT SHORE RDAL LAXTON ALONG HEAD LAKE LYING OPPOSITE LT 9 & 10, CON 6, AND OPPOSITE LT 11, CON 7, CLOSED BY R165009, PT 27, 57R3650; KAWARTHA LAKES**
 Zoning: **LSR** Survey: **Boundary Only/ 1983**
 Assess Val/Year: **\$516,000/2024** Hold Over Days: **90**
 PIN: **632730227** Occupant Type: **Owner**
 ROLL: **165142000156300**
 Possession/Date: **Flexible/** Deposit: **\$60,000.00**

Brokerage Information

List Date: **08/07/2024**
 List Brokerage: **[Kawartha Waterfront Realty](#)** 

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

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 10" X 13' 3"	6.05 X 4.04	
Kitchen	Main	11' 2" X 9' 8"	3.40 X 2.95	
Dining Room	Main	11' 11" X 16' 8"	3.63 X 5.08	
Family Room	Main	19' 11" X 16' 3"	6.07 X 4.95	
Bedroom Primary	Main	10' 11" X 17' 3"	3.33 X 5.26	
Bathroom	Main	7' 4" X 7' 5"	2.24 X 2.26	3-Piece, Ensuite
Bedroom	Main	11' 0" X 13' 8"	3.35 X 4.17	
Bedroom	Main	10' 11" X 12' 11"	3.33 X 3.94	
Bathroom	Main	7' 5" X 7' 5"	2.26 X 2.26	4-Piece
Laundry	Main	7' 9" X 8' 0"	2.36 X 2.44	
Bedroom	Basement	17' 9" X 16' 11"	5.41 X 5.16	
Office	Basement	12' 3" X 12' 0"	3.73 X 3.66	
Storage	Basement	31' 1" X 16' 4"	9.47 X 4.98	
Storage	Basement	10' 0" X 34' 1"	3.05 X 10.39	

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