

6 SATURN Lane, Kirkfield, Ontario K0M 2B0

Client Full
Active / Residential

6 SATURN Ln Kirkfield

Listing ID: **40612141**
Price: **\$499,000**



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

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

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **445**
AG Fin SF Range: **0 to 500**
AG Fin SF: **445/Assessor**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,543.00/2024**

Remarks/Directions

Public Rmks: **This well-maintained cottage on Mitchell Lake resides on a level, deep and sunny 0.31 acre lot. The compact cottage has been substantially updated in recent years, including new insulation and low-maintenance metal siding and roof, and a wood stove for use in the cooler months. There is plenty of storage space for watercraft and other equipment, and the owner has taken advantage of the sunny lot by installing several raised garden beds. There is a large deck and screened gazebo, and a waterside fire pit. Beautiful Balsam Lake is a short boat ride away. The property is being sold turn-key with furniture and furnishings included.**

Directions: **County Rd 48 to Mitchellview Road to Ewen Street to Saturn Lane.**

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Trent System**
Dock Type: **Private Docking**
Shoreline: **Gravel, Shallow**
Shore Rd Allow: **Not Owned**
Channel Name:
Boat House:
Frontage: **54.50**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Patio(s)**
Construct. Material: **Metal/Steel Siding**
Shingles Replaced:
Year/Desc/Source: **//** Foundation: **Concrete** Roof: **Metal**
Property Access: **Private Road** Prop Attached: **Detached**
Other Structures: **Shed, Storage** Apx Age: **51-99 Years**
Garage & Parking: **Detached Garage//Outside/Surface/Open** Rd Acc Fee:
Parking Spaces: **11** Driveway Spaces: **10.0** Winterized: **Not Winterized**
Services: **Garbage/Sanitary Collection, High Speed Internet Avail** Garage Spaces: **0.0**
Water Source: **Lake/River** Water Tmnt: **Sediment Filter** Sewer: **Holding Tank**
Lot Size Area/Units: **0.313/Acres** Acres Range: **< 0.5** Acres Rent:
Lot Front (Ft): **54.40** Lot Depth (Ft): **211.00** Lot Shape:
Location: **Rural** Lot Irregularities: Land Lse Fee:
Area Influences: **Golf, Lake/Pond**
View: **Lake**
Topography: **Level** Retire Com:
Restrictions: **None** Fronting On: **East**
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **None** Basement Fin:
Laundry Feat: **None**
Cooling: **None**
Heating: **Woodstove**
Inclusions: **Furniture, Refrigerator, Stove, Window Coverings**
Add Inclusions: **furnishings, riding mower, aluminum boat and trailer with 30 hp outboard, kayak, gazebo, hot water tank, dock**
Exclusions: **Tires in storage shed**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES**
Zoning: **LSR** Survey: **Available/ 2017**
Assess Val/Year: **\$140,000/2024** Hold Over Days: **90**
PIN: **631680335** Occupant Type: **Owner**
ROLL: **165116004012900**
Possession/Date: **Flexible/** Deposit: **\$25,000.00**

Brokerage Information

List Date: **06/26/2024**
List Brokerage: [Kawartha Waterfront Realty](#) 

Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 06/26/2024

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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' 8" X 11' 9"	4.47 X 3.58	
Kitchen	Main	8' 1" X 6' 8"	2.46 X 2.03	
Bedroom Primary	Main	9' 6" X 8' 6"	2.90 X 2.59	
Bedroom	Main	8' 6" X 8' 6"	2.59 X 2.59	
Bathroom	Main	7' 5" X 4' 8"	2.26 X 1.42	3-Piece

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