## 6 SATURN Lane, Kirkfield, Ontario K0M 2B0

Kawartha Lakes/Kawartha Lakes/Eldon (Twp)         Bungalow/House         V         Water Body:       Mitchell Lake         Type of Water:       Lake         Main       2       1         Beds       Baths       Kitch         Baths       (F+H):       1       (1 + 0)         SF Fin Total:       445       AG Fin SF Range:       0       to 500         AG Fin SF Range:       0       to 500       AG Fin SF:       445/Assessor         DOM:       0       Freehold/None       Freehold/None	Client Full		<u>6 SATURN Ln Kirkfie</u>	ld	_	ID: 40612141
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Parts         Parts         Attribute           Image: Second			Bungalow/House	ll Lake	s/Eldon (Tw <sub>l</sub>	<b>)</b> )
Public Rmks: This well-maintained cottage on Mitchell Lake resides on a level, deep and sump 0.31 acre bt. The compact of tage has been substantially updated in recent years, including naw just witsuitation and iow-maintename metal and other equipment, and the owner has taken advantage of the sump 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 Type: Waterfront Type: Direct Waterfront Waterfront Type: Shore Rd Allow: Channel Name: Test System Channel Name: Exterior	AyBDAR		Main 2	Baths Kitch 1 1 Beds Baths SF Fir AG Fir AG Fir DOM: Comr Tax A	s (F+H): n Total: n SF Range: n SF: : mon Interest:	1 (1 + 0) 445 0 to 500 445/Assessor 0
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 insulaling several raised garden beds. There is a large deck and screened gazebo, and a waterside fire pit. Beautiful Balsm 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 Type: Direct Waterfront Waterfront Type: Trent System Dock Type: System Street to Saturn Lane. Shore Rd Allow: Not Owned Exposure: East Shore Rd Allow: Not Owned Exposure: East Shore Rd Allow: Not Owned Exposure: Kastel Detached Prop Attached: Detached Prop Attached: Detached Prop Attached: Detached Prop Attached: Detached Prop Attached: Stars Shore Rd Allow: Shore Rd Allow: Not Owned Exterior Feat: Construct. Material: Metal/Steel Siding Shingles Replaced: Year/Des(Source: // Foundation: Concrete Prop Attached: Detached Apx Age: S1-99 Years Rd Acc Fee: Winterized Detached Garage/Outside/Surface/Open Detached Garage/Outside/Surface/Open Detached Garage/Outside/Surface/Open Detached Garage/Outside/Surface/Open Detached Garage/Source: Lake/River Water Tinnt: Sediment Filter Sewer: Holding Tank Acres Rent: Lot Front (Ft): S4.40 Lot Depth (Ft): 211.00 Lot Shape: Location: Rural Lot Dregularities: Lake/River Water Tinnt: Sediment Filter Sewer: Lot Size Area/Niter: Satage/Sanatray Collection, High Speed Internet Avail Water Source: Lake/River Water Tinnt: Sediment Filter Sewer: Location: Rural Lot Frogularities: Lot Front (Ft): S4.40 Lot Depth (Ft): 211.00 Lot Shape: Location: Rural Lot Frogularities: Location: Rural Lot Frogularities: Root Basement Fin: Ladd/Jrea: None Basement Fin: Ladd/Jrea: Root Rester Com: Fornting On: East Exposure: Local Improvem	Public Prokes This	woll-maintained actts			uppy 0 21	lot The comment
Waterfront Features: Trent System Dock Type: Private Docking Gravel, Shallow Frontage: S4.50 Shore Rd Allow: Not Owned Exterior Exterior Exterior Feat: Construct. Material: Parking: Detached Sarage/Sanitary Foundation: Concrete Prop Attached: Detached Property Access: Private Road Rd Acc Fee: Winterized Winterized Winterized Winterized Not Winterized RestrictIons: Garage Spaces: Golf, Lake/Pond Lot Depth (Ft): Z11.00 Lot Shape: Lace RestrictIons: Kural Lake/River Lake Retire Com: Fronting On: Rural Late Retire Com: Fronting On: Rural Late Retire Com: Fronting On: Rural Lake/River Basement Fin: Laundry Feat: None Basement Fin: Laundry Feat: None RestrictIons: Furniture, Retirgerator, Stove, Window Coverings Add Inclusions: Furniture, Retirgerator, Stove, Sto	cotta sidir and beds boat	age has been substantial og and roof, and a wood s other equipment, and the s. There is a large deck an ride away. The property	ly updated in recent years, i stove for use in the cooler m e owner has taken advantag nd screened gazebo, and a v is being sold turn-key with Road to Ewen Street to Sat	ncluding new insula onths. There is plen e of the sunny lot by vaterside fire pit. Be furniture and furnis	tion and low-m ty of storage s y installing seve autiful Balsam	aintenance metal pace for watercraft eral raised garden Lake is a short
Dock Type:: Shoreline: Gravel, Shallow Shore Rd Allow: Channel Name:			Wate	r View: Direct Wate	er View	
Exterior Feat: Patio(s) Construct. Material: Metal/Steel Siding Construct. Material: Metal/Steel Siding Foundation: Concrete Prop Attached: Detached Apx Age: 51-99 Years Property Access: Private Road Rd Acc Fee: Winterized: Not Winterized Parking Spaces: 11 Driveway Spaces: 10.0 Garage & Parking: Detached Garage//Outside/Surface/Open Parking Spaces: 11 Driveway Spaces: 10.0 Garage Spaces: 0.0 Services: Garbage/Sanitary Collection, High Speed Internet Avail Water Source: Lake/River Water Timnt: Sediment Filter Sewer: Holding Tank Ldt Size Area/Units: 0.313/Acres Acres Range: < 0.5 Acres Range: < 0.5 Acres Rent: Lot Front (Ft): 54.40 Lot Depth (Ft): 211.00 Lot Shape: Location: Rural Lot Irregularities: None Tere Influences: Goif, Lake/Pond Lake Neve New Exposure: Interior 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 Assess Val/Year: \$140,000/2024 PIN: G31680335 Occupant Type: Owner IGS16604012900 PIN: G31680335 Occupant Type: Owner Interio Property Information Deposit: \$25,000.00	Dock Type: Shoreline: Shore Rd Allow:	Private Docking Gravel, Shallow	Fron Expo Islan	age: 54.50 sure: East		
Construct. Material: Metal/Šteel Siding Foundation: Concrete Prop Attached: Detached S1-99 Years Prop Attached: Vear/Desc/Source: // Apx Age: S1-99 Years Rd Acc Fee: Not Winterized: Not Winterized: Rd Acc Fee: Not Water Source: Lake/River Water Tont: Sediment Filter Sewer: Holding Tank Ldt Size Area/Units: 0.313/Acres Acres Range: < 0.5 Acres Rent: Ldt Size Area/Units: 0.313/Acres Acres Range: < 0.5 Acres Rent: Ldt Size Area/Units: 0.313/Acres Acres Range: < 0.5 Acres Rent: Land Lse Fee: Area Influences: Golf, Lake/Pond Ldt Depth (Ft): 211.00 Ldt Shape: Lake Retire Com: Topography: Level Rdt Acces Range: Exposure: East Restrictions: None Exposure: East Restrictions: None Exposure: East Restrictions: None Exposure: East Restrictions: None Exposure: East Restrictions: Furnistings, riding mower, aluminum boat and trailer with 30 hp outboard, kayak, gazebo, hot water tank, dock Exclusions: Tires in storage shed Exclusions: Tires in storage shed Exclusions: Furnistings, riding mower, aluminum boat and trailer with 30 hp outboard, kayak, gazebo, hot water tank, dock Exclusions: IS PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES Name: Singe Shed Survey: Available/ 2017 Assess Val/Year: \$140,000/2024 Hold Over Days: 90 Occupant Type: Owner Type: Owner Rost, 90 Occupant Type: Owner Passes: 9			Exterior			
Other Structures:       Shed, Storage       Winterized:       Not Winterized         Garage & Parking:       Detached Garage/Outside/Surface/Open       Garage Spaces:       0.0         Parking Spaces:       11       Driveway Spaces:       10.0       Garage Spaces:       0.0         Services:       Garbage/Sanitary Collection, High Speed Internet Avail       Services:       Holding Tank         Lot Size Area/Units:       0.313/Acres       Acres Range:       < 0.5	Construct. Material Shingles Replaced: Year/Desc/Source:	: Metal/Steel Siding F	Foundation: Concret	e Prop Att Apx Age	tached: <b>D</b> e: <b>5</b>	etached
Parking Spaces: 11 Driveway Spaces: 10.0 Garage Spaces: 0.0 Holding Tank Ud Size Area/Units: 0.313/Areas Area Range: < 0.5 Area Influences: Golf, Lake/Pond Uew: Lake Golf, Lake/Pond View: Lake Golf, Lake/Pond View: Lake Garage Spaces: 0.0 Holding Tank Holding Tank Holding Tank Holding Tank Area Influences: Golf, Lake/Pond View: Lake Golf, Lake/Pond View: Lake Golf, Lake/Pond View: Lake Garage Spaces: 0.0 Topography: Level Interior Interior Interior Feat: Ceiling Fans, Water Heater Owned Basement: None Gooling: None Gooling: None Gooling: None Gooling: None Gooling: None Gooling: Furniture, Refrigerator, Stove, Window Coverings Add Inclusions: Furniture, Refrigerator, Stove, Window Coverings Add Inclusions: Furniture, Refrigerator, Stove, Window Coverings Add Inclusions: Tires in storage shed Common Elem Fee: No Legal Desc: DT L 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES Zoning: LSR Assess Val/Year: \$140,000/2024 Hold Over Days: 90 Occupant Type: Owner Goult: 165116004012900 Possession/Date: Flexible/ Deposit: \$25,000.00	Other Structures:	Shed, Storage				lot Winterized
Water Source:Lake/RiverWater Tmnt:Sediment FilterSewer:Holding TankLot Size Area/Units:0.313/AcresAcres Range:< 0.5	Parking Spaces:	11 [	Driveway Spaces: 10.0		Spaces: 0	.0
View:     Lake     Retire Com: Fronting On:     East       Topography:     Level     Fronting On:     East       Restrictions:     None     Exposure:     Exposure:       Interior     Interior     Interior       Interior Feat:     Ceiling Fans, Water Heater Owned Basement:     None     Basement Fin:       Laundry Feat:     None     Basement Fin:     Basement Fin:       Laundry Feat:     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     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     Deposit:     \$25,000.00	Water Source: Lot Size Area/Units Lot Front (Ft): Location:	Lake/River \ : 0.313/Acres / 54.40 L Rural L	Nater Tmnt:SedimeAcres Range:< 0.5	nt Filter Sewer: Acres R Lot Sha	ent: pe:	lolding Tank
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 Common Elem Fee: No Legal Desc: PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES Zoning: LSR Assess Val/Year: \$140,000/2024 PIN: 631680335 ROLL: 165116004012900 Possession/Date: Flexible/ Deposit: \$25,000.00	View: Topography:	Lake Level		Fronting	g On: E	ast
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 <u>Property Information</u> Common Elem Fee: No Legal Desc: PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES Zoning: LSR Assess Val/Yea:: \$140,000/2024 PIN: 631680335 ROLL: 165116004012900 Possession/Date: Flexible/ Deposit: \$25,000.00			Interior			
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         Legal Desc:       PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKES          Zoning:       LSR         Assess Val/Year:       \$140,000/2024         PIN:       631680335         ROLL:       165116004012900         Possession/Date:       Flexible/	Basement:NoLaundry Feat:NoCooling:NoHeating:W	one one one oodstove	Basement Fin:			
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       Occupant Type:       Owner         PIN:       631680335       Occupant Type:       Owner         ROLL:       165116004012900       Deposit:       \$25,000.00	Add Inclusions: fu	rnishings, riding mower, ock		vith 30 hp outboard,	, kayak, gazebo	o, hot water tank,
Common Elem Fee:NoLocal Improvements Fee:Legal Desc:PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKESZoning:LSRSurvey:Assess Val/Year:\$140,000/2024PIN:631680335Occupant Type:ROLL:165116004012900Possession/Date:Flexible/Deposit:\$25,000.00	Exclusions: <b>Ti</b>	res in storage shed				
Legal Desc:PT LT 49 CON N PORTAGE RD ELDON AS IN R396625 T/W R396625 EXCEPT PT 2, 57R4514; KAWARTHA LAKESZoning:LSRSurvey:Available/ 2017Assess Val/Year:\$140,000/2024Hold Over Days:90PIN:631680335Occupant Type:OwnerROLL:165116004012900Peposit:\$25,000.00			Property Informat			
Assess Val/Year:         \$140,000/2024         Hold Over Days:         90           PIN:         631680335         Occupant Type:         Owner           ROLL:         165116004012900         Deposit:         \$25,000.00	Legal Desc:	PT LT 49 CON N PORTAGE LAKES	RD ELDON AS IN R396625		PT PT 2, 57R45	
Possession/Date: Flexible/ Deposit: \$25,000.00	Assess Val/Year: PIN:	\$140,000/2024 531680335		Hold Óver Day	/s: <b>90</b>	)17
			Brokerage Informa	•	\$25,000.00	

List Date: 06/26/2024 List Brokerage: Kawartha Waterfront Realty

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

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Listing ID: 400	512141			
Room	Level	Dimensions	<u>Dimensions (Metric)</u>	Room Features
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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