

15 BALSAM PARK Road, Bobcaygeon, Ontario K0M 1A0

Listing

Client Full
Active / Residential

15 BALSAM PARK Rd Bobcaygeon

Listing ID: 40642822
Price: **\$2,900,000**



Kawartha Lakes/Kawartha Lakes/Verulam (Twp) 2 Storey/House



Water Body: **Sturgeon Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	2	1
Second	1	1	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **3 (3 + 0)**
SF Fin Total: **3,448**
AG Fin SF Range: **3001 to 4000**
AG Fin SF: **3,448/LBO provide**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$12,105.00/2023**

Remarks/Directions

Public Rmks: **This custom-built (2004) Linwood timber frame home resides on one of the most spectacular lots on Sturgeon Lake, with 258 ft of pristine north-west facing waterfront and more than 2 acres of level land that evokes a tremendous sense of grandeur. The property is an oasis of privacy and tranquility, and yet is within walking distance to the lovely town of Bobcaygeon. The tasteful cedar and stone-clad home is highlighted on the main floor by a high-ceilinged living room with floor-to-ceiling windows and granite propane fireplace, a hand-made cherry wood kitchen, and a screened sunroom with stone floor and walk-out to an outdoor stone patio. The main floor layout also includes a dining area, a Primary with a 5 pc ensuite and walk-in-closet, a second bedroom and bathroom, a laundry room and a 3 bay attached garage. The main floor has comfortable in-floor radiant heat and hardwood floors throughout. The second floor features a media room with theatre seating for 12 people, a games room, a bonus room, a bedroom, and a 3 pc bathroom. There is also access to the loft above the garage with an insulated floor that can serve as a very spacious and bright workshop or studio. The grounds around the home are professionally landscaped with stone patios and paths, low-maintenance perennial gardens and lawn interspersed with mature trees, all kept lush by an in-ground sprinkler system. At the waterside is an exceedingly rare newer double bay wetslip boat house (2007) with 3 R&J lifts. Swimming in the hard-bottom, weed-free waterfront is perfect off the concrete dock of the boat house, or alternatively one can wade in from the waterside armour stone stairs in front of the home, where the western vistas down the length of Sturgeon Lake are sensational. The large lot size and municipal road access provide potential options for lot severance and/or additional dwelling units. Most furniture is included and other items including a gorgeous 25' Cobalt boat are separately negotiable.**

Directions: **County Road 24 to Balsam Park Road**

Waterfront

Waterfront Type: **Direct Waterfront**
Waterfront Features: **Trent System**
Dock Features: **Boat Slip**
Dock Type: **Private Docking**
Shoreline: **Clean, Hard Bottom**
Shore Rd Allow: **Owned**
Channel Name:

Water View: **Direct Water View**

Boat House: **Boathouse-Double Slips, Boathouse-Wetslip**
Frontage: **258.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Lawn Sprinkler System, Patio(s), Porch**
Construct. Material: **Stone, Wood**
Shingles Replaced:
Year/Desc/Source: **2004//Assessor**
Property Access: **Municipal Road**
Other Structures: **Shed**
Garage & Parking: **Attached Garage//Private Drive Double Wide//Asphalt Driveway**
Parking Spaces: **8**
Services: **Garbage/Sanitary Collection, High Speed Internet, Underground Wiring**

Foundation: **Poured Concrete**
Reverse Osmosis,
UV System, Water
Softener

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **16-30 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**

Garage Spaces: **3.0**

Water Source: **Drilled Well**

Water Tmnt: **21**

Sewer: **Septic**

Well Cap Gall/Min: **10**
Lot Size Area/Units: **2.051/Acres**

Well Depth Ft: **21**
Acres Range: **2-4.99**
Lot Depth (Ft): **392.00**

Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:

Location: **Rural**
Area Influences: **Landscaped, Marina, Schools, Shopping Nearby**

View: **Lake**
Topography: **Level**
Restrictions: **Easement**

Retire Com:
Fronting On: **North**
Exposure: **West**

Interior

Interior Feat: **Auto Garage Door Remote(s), Central Vacuum, Generator-Full, Water Heater Owned, Water Softener, Workshop**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Laundry Feat: **Laundry Room, Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane, In-Floor, Propane**
 Fireplace: **1/Living Room, Propane** FP Stove Op: **Yes**
 Under Contract: **Propane Tank** Contract Cost/Mo:
 Inclusions: **Central Vac, Dishwasher, Dryer, Freezer, Furniture, Garage Door Opener, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Refer to Schedule C**
 Exclusions: **Refer to Schedule C**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 6-9 PL 126; PT LAKESHORE PARK PL 126 CLOSED BY R412770 & R420215, PT 3, 57R8935, S/T & T/W R427137; KAWARTHA LAKES**
 Zoning: **R1** Survey: **Boundary Only/ 2003**
 Assess Val/Year: **\$1,134,000/2024** Hold Over Days: **90**
 PIN: **631270730** PIN 2:
 ROLL: **165102602028700** Occupant Type: **Owner**
 Possession/Date: **Flexible/** Deposit: **\$125,000.00**

Brokerage Information

List Date: **09/06/2024**
 List Brokerage: **[Kawartha Waterfront Realty](#)**

 Source Board: Barrie and District Association of REALTORS®
 Prepared By: David Donais, Broker
 Date Prepared: 09/06/2024

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Rooms

Listing ID: 40642822

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	11' 9" X 11' 7"	3.58 X 3.53	
Living Room	Main	22' 11" X 22' 10"	6.98 X 6.96	
Dining Room	Main	11' 2" X 16' 2"	3.40 X 4.93	
Kitchen	Main	11' 9" X 15' 4"	3.58 X 4.67	
Sunroom	Main	10' 10" X 17' 10"	3.30 X 5.44	
Bedroom Primary	Main	12' 7" X 15' 4"	3.84 X 4.67	
Bathroom	Main	9' 7" X 8' 2"	2.92 X 2.49	5+ Piece, Ensuite
Bedroom	Main	13' 5" X 9' 3"	4.09 X 2.82	
Bathroom	Main	7' 3" X 7' 10"	2.21 X 2.39	3-Piece
Laundry	Main	11' 2" X 12' 11"	3.40 X 3.94	
Bedroom	Second	10' 5" X 10' 11"	3.17 X 3.33	
Bathroom	Second	5' 8" X 6' 4"	1.73 X 1.93	3-Piece
Bonus Room	Second	14' 1" X 16' 2"	4.29 X 4.93	
Game Room	Second	21' 0" X 16' 0"	6.40 X 4.88	
Other	Second	20' 5" X 15' 5"	6.22 X 4.70	
Workshop	Second	35' 2" X 21' 10"	10.72 X 6.65	

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