

111 CEDARPLANK Road, Fenelon Twp, Ontario K0M 1N0

Listing

Client Full
Active / Residential

111 CEDARPLANK Rd Fenelon Twp

MLS®#: 40404264
Price: **\$729,900**



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

Anchor
Water Body: **Burnt River**
Type of Water: **River**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **625**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **625/Assessor**
DOM/CDOM: **0/0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,690.00/2022**

Remarks/Directions

Public Rmks: **This is an exceptionally attractive and meticulously maintained year-round property on the Burnt River. The 3-bedroom cottage is a classic Pan-Abode with cedar walls and vaulted ceilings that greets you with wonderful cedar aromas upon entering. The large picture window and expansive wrap-around deck provide perfect vantage points to observe the undeveloped shoreline across the river as well as the bend in the river that provides lovely downstream vistas. The 105 ft of waterfront has been extensively landscaped (and appropriately permitted) with gardens, a waterside deck, and well-constructed steps that take you down to the lengthy riverside dock that provides plenty of room for boat dockage and an ideal platform for swimmers to dive into the deep, weed-free water. The lot is large at 0.5 acres and very level with expanses of lawn that are perfect for outdoor activities. The lot lines are well-treed and provide excellent privacy. The cottage is efficiently heated with a propane stove supplemented by electric wall heaters, and year-round water is provided from a heated line into the river. A double garage with attached car port provides abundant space for vehicles, a workshop and storage. Cedarplank Road is an easy drive from the GTA and services in Fenelon Falls are within 10 minutes. Visit the Realtor's website for more information.**

Directions: **Highway 35 to Somerville 3rd Concession to Cedarplank Road.**

Common Elements

Locker: Balcony:

Waterfront

Features: **Riverfront, Trent System**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **105.00**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat:	Deck(s)	Roof:	Asphalt Shingle
Construct. Material:	Cedar	Prop Attached:	Detached
Shingles Replaced:	2014	Apx Age:	51-99 Years
Year/Desc/Source:	//Other	Rd Acc Fee:	
Property Access:	Public Road, Year Round Road	Winterized:	Fully Winterized
Other Structures:		Garage Spaces:	2.0
Garage & Parking:	Detached Garage//Private Drive Single Wide	Water Tmnt:	Sediment Filter
Parking Spaces:	7	Acres Range:	0.50-1.99
Services:	Garbage/Sanitary Collection, High Speed Internet Avail	Lot Depth (Ft):	176.00
Water Source:	Lake/River	Lot Irregularities:	
Lot Size Area/Units:	0.501/Acres	Retire Com:	
Lot Front (Ft):	105.00	Fronting On:	East
Location:	Rural	Exposure:	
Area Influences:	River/Stream		
View:	River		
Topography:	Flat		
Restrictions:	Flood Plain		

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Laundry Feat: **None**
Cooling: **None**
Heating: **Electric, Propane**
Under Contract: **Propane Tank** Contract Cost/Mo:
Inclusions: **Refrigerator, Stove, Window Coverings**

Property Information

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 36 PL 471; KAWARTHA LAKES**
 Zoning: **LSR-F**
 Assess Val/Year: **\$159,000/2023**
 PIN: **631190323**
 ROLL: **165131006015505**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Boundary Only/ 1968**
 Hold Over Days: **90**
 Occupant Type: **Owner**
 Deposit: **\$30,000.00**

Brokerage Information

List Date: **04/20/2023**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**

Source Board: Kawartha Lakes Real Estate Association
 Prepared By: DAVID DONAIS, Broker of Record
 Date Prepared: 04/20/2023

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Rooms

MLS® #: 40404264

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	19' 10" X 10' 8"	6.05 X 3.25	
Kitchen	Main	10' 8" X 9' 2"	3.25 X 2.79	
Bedroom Primary	Main	8' 10" X 8' 10"	2.69 X 2.69	
Bedroom	Main	8' 10" X 7' 8"	2.69 X 2.34	
Bedroom	Main	8' 10" X 7' 8"	2.69 X 2.34	
Bathroom	Main			4-Piece

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