

210 LAXTON TOWNSHIP 6TH Line, Kirkfield, Ontario K0M 2B0

Listing

Client Full

[210 LAXTON TOWNSHIP 6TH Li Kirkfield](#)

MLS®#: 40257488

Active / ResidentialPrice: **\$998,000**

Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

Bungalow/House

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

| | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 3 | 1 | 1 |

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,212/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,212.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,875/2022**

Remarks/Directions

Public Rmks: **This 3 bedroom year round cottage on Head Lake has many distinguishing features that will be attractive to discerning buyers. Its gentle elevation from the waterfront and pure western exposure provide year-round sunsets and spectacular lake vistas. The lot has been carefully landscaped so that these views can be enjoyed from the sandy area at the waterside, the stone platform above, the expansive tiered and partially covered deck, and from the interior living and dining areas. The waterfront is ideal for swimmers of all ages, with a wade-in sandy beach for youngsters that gradually transitions to deeper weed-free water further out. The cottage has a very high build quality and is low maintenance, with stone and brick siding and a metal roof. The full basement is unfinished and excellent for storage with its large ground-level door and ramp. The interior living areas are bright and cheery, highlighted by the living room with its wood burning fireplace and vaulted ceiling. The water quality on Head Lake is extremely high as it is fed primarily by the Head River whose headwaters lie within the uninhabited 83,000 acre QE II Wildlands Provincial Park to the north. This Park also provides tremendous winter recreational opportunities with its large network of snowmobile trails. This property is a very easy and pleasant drive from the GTA, and is being sold turn-key, with all furnishings, water toys and maintenance tools included. A short closing is possible.**

Directions: **County Road 45 (Monck Rd) to Laxton Township 6th Line**

Common Elements

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Hard Bottom, Rocky, Sandy**
 Shore Rd Allow: **Owned**
 Channel Name:

Boat House:
 Frontage: **70.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Brick, Stone**
 Shingles Replaced:
 Year/Desc/Source: **1976//Other**
 Property Access: **Public Road**
 Other Structures:
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **6**
 Services: **Garbage/Sanitary Collection**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.498/Acres**
 Lot Front (Ft): **70.00**
 Location: **Rural**
 Area Influences: **Lake/Pond**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **Right-of-Way**

Foundation: **Concrete Block**
 Water Tmnt: **Sediment Filter**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **250.00**
 Lot Irregularities:

Roof: **Metal Detached**
 Prop Attached:
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Full Basement**
 Laundry Feat: **In Basement**
 Cooling: **None**
 Heating: **Baseboard, Electric**
 Fireplace: **1/Wood**
 Under Contract: **None**
 Inclusions: **Dryer, Furniture, Microwave, Refrigerator, Washer, Window Coverings**
 Add Inclusions: **Canoe, kayak, dock, lawn maintenance tools and machinery, water toys, bicycles, dirt bikes. All in "as is"**

Basement Fin: **Unfinished**
 FP Stove Op:
 Contract Cost/Mo:

Exclusions: **condition.
Snowmobile, jet ski lifts, personal items**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 52 PL 182; PT SHORE RDAL LAXTON ADJOINING HEAD LAKE OPPOSITE LT 9 & 10, CON 6 & OPPOSITE LT 11, CON 7, CLOSED BY R165009, PT 55, 57R3650; PT RDAL BTN CON 6 AND CON 7 LAXTON CLOSED BY R187569, PT 54, 57R3650; S/T A51458; KAWARTHA LAKES**
 Zoning: **LSR** Survey: **Boundary Only/ 1982**
 Assess Val/Year: **\$385,000/2022** Hold Over Days: **90**
 PIN: **632730261** Occupant Type: **Vacant**
 ROLL: **165142000159800**
 Possession/Date: **Flexible/** Deposit: **\$50,000**

Brokerage Information

List Date: **05/12/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 05/12/2022

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Rooms

MLS® #: 40257488

| Room | Level | Dimensions | Dimensions (Metric) | Room Features |
|------------------------|-----------------|-------------------------|---------------------|----------------|
| Living Room | Main | 15' 5" X 22' 1" | 4.70 X 6.73 | |
| Dining Room | Main | 11' 10" X 9' 6" | 3.61 X 2.90 | |
| Kitchen | Main | 11' 11" X 11' 2" | 3.63 X 3.40 | |
| Bedroom Primary | Main | 11' 4" X 13' 6" | 3.45 X 4.11 | |
| Bedroom | Main | 8' 7" X 9' 9" | 2.62 X 2.97 | |
| Bedroom | Main | 12' 0" X 9' 4" | 3.66 X 2.84 | |
| Bathroom | Main | 8' 5" X 6' 4" | 2.57 X 1.93 | 3-Piece |
| Basement | Basement | 27' 11" X 43' 7" | 8.51 X 13.28 | |

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