

Property Client Full

62 Betty's Bay Road, Kawartha Lakes, Ontario K0M 1G0

Listing

62 Betty's Bay Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12090571**

List Price: **\$1,095,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$4,971.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **PT LT 8 CON 8 FENELON AS IN A553; T/W A553; EXCEPT EASEMENT THEREIN RE: PT 1 & 2, 57R783; TOGETHER WITH AN EASEMENT OVER PT SHOWN ON SURVEY ATTACHED TO A44444 UNTIL 2031/03/18 AS IN KL34234 CITY OF KAWARTHA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **4(4+0)**
 Assignment: Baths (F+H): **3(3+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source:
 Lot Irreg: **204.8 ft x 135.2 ft x 246.8 ft x 55.4 ft** Lot Acres: **< 0.50**
 Lot Front: **60.00** Fronting On: **E**
 Lot Depth: **175.00**
 Lot Size Code: **Feet**
 Zoning: **LSR**
 Dir/Cross St: **Hwy 36/Long Beach Road**

PIN #: 631440168	ARN #: 165121003027500	Contact After Exp: No
Holdover: 90	Possession Date:	
Possession: Flexible		
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Kitch Kitch + Island YN: 1 (1+0) Fam Rm: Yes Basement: Yes/Finished W/O Fireplace/Stv: Yes Fireplace Feat: Fireplace Insert, Living Room, Wood Interior Feat: Central Vacuum, Primary Bedroom - Main Floor, Sewage Pump, Water Heater Owned Heat: Forced Air, Propane A/C: Yes/Central Air Central Vac: Yes Apx Age: 31-50 Property Feat: Waterfront Exterior Feat: Deck Roof: Asphalt Shingle Foundation: Concrete Block Soil Type: Alternate Power: Unknown Water Name: Sturgeon Lake Waterfront Y/N: Yes Water Struct: Water Features: Dock, Trent System Under Contract: Propane Tank Access To Property: Private Road Shoreline: Clean, Shallow Shoreline Road Allowance: None Docking Type: Private View: Lake	Exterior: Vinyl Siding Drive: Private Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 5.00 Tot Pk Spcs: 5.00 Pool: None Room Size: Rural Services: Garbage Pickup, Internet High Speed Security Feat:	Water: Well Water Inc: Lake/River Water Supply: Heatd Waterline, UV System Water Meter: Waterfront Feat: Dock, Trent System Waterfront Struc: Well Capacity: Well Depth: Sewers: Septic Special Desig: Unknown Farm Features: Winterized: Fully
	Waterfront: Direct Easements/Restr: Easement	Waterfront Frontage (M): 18.00
	Dev Charges Paid:	HST App To SP: Not Subject to HST
	Shoreline Exposure: East	
	Water View: Direct Lot Shape: Irregular	Channel Name: Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **This year-round home or weekend getaway on Sturgeon Lake has been comprehensively updated over the past three years and is move-in ready and project-free. There is plenty of room for family and guests with four bedrooms, three bathrooms and more than 2,300 sq ft of living area on two levels. The main floor features open concept living, dining and kitchen areas, with sliding doors in the living room leading to an expansive deck that affords striking panoramic vistas across the lake. A wood-burning fireplace in the living room provides comfortable radiant heat in the off-season. The Primary features a walk-out to the deck and an updated 3 pc ensuite. The 4 pc main floor bathroom has also been updated, and there is a main floor laundry room. The new flooring, California ceilings and potlights throughout the main floor ensure a bright and modern ambience. The lower level was finished in 2022 with a rec room and walkout, two bedrooms and a 3 pc bathroom. Practical enhancements include a new roof (2022), lake water pump with heated waterline (2022), new furnace and a/c (2022), concrete steps and walkway (2023), and aluminum dock (2024). The 0.4 acre property is spacious and level, with plenty of open waterside lawn for outdoor activities. The property's location on the western shore provides protection from prevailing winds, and it is conveniently located midway between Lindsay and Fenelon Falls for easy access to shopping and services.**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	3.69 M X 6.37 M	12.10 Ft x 20.89 Ft		
Dining Room	Main	3.69 M X 2.53 M	12.10 Ft x 8.30 Ft		
Kitchen	Main	3.69 M X 3 M	12.10 Ft x 9.84 Ft		
Primary Bedroom	Main	3.96 M X 4.42 M	12.99 Ft x 14.50 Ft		
Bedroom	Main	3.99 M X 4.15 M	13.09 Ft x 13.61 Ft		
Recreation	Basement	7.22 M X 5.18 M	23.68 Ft x 16.99 Ft		
Bedroom	Basement	3.44 M X 4.39 M	11.28 Ft x 14.40 Ft		
Bedroom	Basement	3.08 M X 4.3 M	10.10 Ft x 14.10 Ft		
Utility Room	Basement	2.01 M X 4.15 M	6.59 Ft x 13.61 Ft		
Bathroom	Main			3	
Bathroom	Main			4	
Bathroom	Basement			3	

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