

1024 BALFOURWOODS Road, Kilworthy, Ontario P0E 1G0

Client Full
Active / Residential

1024 BALFOURWOODS Rd Kilworthy

MLS® #: **40105427**
 Price: **\$2,495,000**



Muskoka/Gravenhurst/Gravenhurst
2.5 Storey/House



Water Body: **Morrison Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main			1
Second	3	2	

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,915/LBO provided**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,915.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,680/2021**
 Addl Monthly Fees: **\$300.00**

Remarks/Directions

Public Rmks: **This four season 3+1 bedroom/2 bath private 2050 sf, 2.5 story retreat on a year round municipal road is an ideal place to relax with friends and family. The 2.82 acre pie shaped lot is situated on 197' of water frontage. Enjoy the outdoors kayaking on the water, take in some wine and cheese by firepit/sandy beach area or look over the lake from the west facing Muskoka Room. The primary bedroom has a private sun deck. There is a \$300 annual membership fee to the Balwoods Cottage association allowing access to the shared community tennis court and boat docking privileges. Enjoy hiking and mountain biking at the popular nearby Torrance Barrens. Gravenhurst is conveniently located 20 minutes away, 1.5 hours from Toronto.**

Directions: **Southwood Rd to Balfour Woods, follow to 1024.**

Common Elements

Common Element Additional Fee: **300.00**

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep**
 Shore Rd Allow: **Owned**
 Channel Name:
 Boat House:
 Frontage: **216.00**
 Exposure: **West**
 Island Y/N: **No**

Exterior

Construct. Material: **Wood**
 Shingles Replaced: **2020**
 Year/Desc/Source: **2004//Owner**
 Property Access: **Public Road**
 Other Structures: **Shed**
 Pool Features: **None**
 Garage & Parking: **, Private Drive Triple+ Wide, Gravel Driveway**
 Parking Spaces:
 Parking Level/Unit:
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **2.470/Acres**
 Lot Front (Ft): **216.00**
 Location: **Rural**
 Area Influences: **Greenbelt/Conservation, Trails**
 View: **Bay, Lake**
 Topography: **Partially Cleared, Sloping**
 Restrictions: **None**
 Foundation: **Block, Post & Pad**
 Driveway Spaces: **10.0**
 Parking Assigned:
 Water Tmnt: **Heated Water Line**
 Acres Range: **2-4.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities: **216x513**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized:
 Garage Spaces:
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **West**
 Exposure:

Interior

Interior Feat: **Air Exchanger, Built-In Appliances**
 Security Feat: **Smoke Detector(s)**
 Basement: **Partial Basement**
 Cooling: **None**
 Heating: **Fireplace-Gas, Forced Air-Propane**
 Fireplace: **/Fireplace Insert**
 Under Contract: **Gas Fireplace, Propane Tank**
 Inclusions: **Dishwasher, Dryer, Furniture, Microwave, Refrigerator, Stove, Washer**
 Exclusions: **Personal items, clothing etc, artwork**
 Basement Fin: **Partially Finished**
 FP Stove Op:
 Contract Cost/Mo:

Furnace Age: 2015

Tank Age:

UFFI:

Property Information

Common Elem Fee: **Yes**

Local Improvements Fee:

Legal Desc: **PCL 9-1 SEC 35M619; LT 9 PL 35M619 GRAVENHURST EXCEPT ROW FOR THE WOOD COLONIZATION RD; S/T RIGHT IN LT151205; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**

Zoning: **RW-6 EP**

Survey: **Boundary Only/**

Assess Val/Year: **\$699,000/2021**

Hold Over Days:

PIN: **480390009**

Occupant Type: **Owner**

ROLL: **440202004500508**

Possession/Date: **Immediate/**

Deposit:

Brokerage Information

List Date: **04/30/2021**

List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)

Source Board:  **The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 04/30/2021

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Search Criteria

Mls Status is 'Active'

List Office Key Numeric is 1010383

Co List Office Key Numeric is 1010383

Co List Office 2 Key Numeric is 1010383

Co List Office 3 Key Numeric is 1010383

Selected 1 of 12 results.