1020 BALFOUR WOODS Road, Kilworthy, Ontario P0E 1G0

Client Full
Active / Residential

1020 BALFOUR WOODS Rd Kilworthy

MLS®#: 40147674
Price: **$2,695,000**

Muskoka/Gravenhurst/Gravenhurst
2 Storey/House

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

	Beds	Baths	Kitch
Main	**1**	**2**	**1**
Second	**3**	**1**	

Beds: **4** (**4** + **0**)
Baths: **3** (**2** + **1**)
SF Total: **3,279/Plans**
SF Range: **3001 to 4000**
Abv Grade Fin SF: **3,279.00/Plans**
Common Interest: **Freehold/None**
Tax Amt/Yr: **$9,891/2020**
Addl Monthly Fees: **$25.00**

Remarks/Directions

Public Rmks: **Relaxation will wash over you as you pull into the drive of Balfour Manor. The most southern lake in Muskoka, Morrison Lake is known for its exquisitely calm waters, and being in the bay protects from boat traffic while offering remarkable westerly views. This 3.2 acre property boasts a sprawling front lawn, secluded fire pit and sandy beaches – infinite potential for the surrounding grounds. Breathtaking windows flood every room in the house with natural light. Separate wing above 3 door garage includes 2 spacious bedrooms, a media room and perfect work from home space. This 4 season home is a grand space to entertain guests anytime of the year, and less than a 2-hour trip from the city. This unique opportunity is a decorator's dream!**

Directions: **SOUTHWOOD RD TO BALFOUR WOODS TO 1020.**

Common Elements

Common Element Additional Fee: **25.00**

Waterfront

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

Boat House:
Frontage: **197.00**
Exposure: **South, West**
Island Y/N: **No**

Exterior

Exterior Feat: **Year Round Living**
Construct. Material: **Hardboard, Stone**
Shingles Replaced:
Year/Desc/Source: **2009//Owner**
Property Access: **Municipal Road**
Other Structures:
Garage & Parking: **Attached Garage, Private Drive Triple+ Wide,**
Parking Spaces: **13**
Parking Level/Unit:
Water Source: **Drilled Well**
Lot Size Area/Units: **3.260/Acres**
Lot Front (Ft): **197.00**
Location: **Rural**
Area Influences: **Lake Access, Trails**
View: **Lake**
Topography: **Level**
Restrictions:

Foundation: **ICF**
Driveway Spaces: **10.0**
Parking Assigned:
Water Tmnt: **Sediment Filter, Water Purification**
Acres Range: **2-4.99**
Lot Depth (Ft): **0.00**
Lot Irregularities:

Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **6-15 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces: **3.0**
Sewer: **Septic**
Acres Rent:
Lot Shape:
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure: **South, West**

Interior

Interior Feat: **Central Vacuum, Water Heater Owned**
Security Feat: **None**
Basement: **Full Basement**
Laundry Feat: **Main Level**
Cooling: **Energy Efficient**
Heating: **Geothermal**
Under Contract: **None**
Inclusions: **Central Vac, Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer**

Basement Fin: **Partially Finished**
Contract Cost/Mo:

Exclusions: **Cuckoo Clock in Great Room**

Property Information

Common Elem Fee:	**Yes**	Local Improvements Fee:	
Legal Desc:	**PCL 7-1 SEC 35M619; LT 7 PL 35M619 GRAVENHURST EXCEPT ROW FOR THE WOOD COLONIZATION RD; S/T RIGHT IN LT175656; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA**		
Zoning:	**RW-6/EP**	Survey:	**Boundary Only**/
Assess Val/Year:	**$1,035,000/2021**	Hold Over Days:	
PIN:	**480390007**	Occupant Type:	**Owner**
ROLL:	**440202004500506**		
Possession/Date:	**Flexible**/	Deposit:	**5%**

Brokerage Information

List Date:	**07/30/2021**
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: 07/30/2021**

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Search Criteria

This search was narrowed to a specific set of Listings.
Property Type is 'Residential'
Selected 1 of 1 result.