

Property Member Full

567 SOUTH HORN LAKE Road, Burk's Falls, Ontario P0A 1C0

Listing

Member Full
Active / Residential**Confidential for REALTORS® Only**MLS® #: 40339933
List Price: **\$575,000**
New Listing**Parry Sound/Armour/Armour
Bungalow Raised/House/Detached**

	Beds	Baths	Kitch
Lower		1	
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **1,270**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,270/LBO provided**
 DOM/CDOM: **11/11**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,017.00/2022**

Remarks/Directions

Public: Serenely and quietly set on a private 10 acre property you will find this well-maintained three bedroom raised bungalow. Beautiful curb appeal with a manicured and rolling lawn and flanked on all sides by towering nature trees (chock full of maples), this property offers tons of space to enjoy. A second driveway, trails throughout and an amazing elevated deck overlooking the landscape are all amazing benefits of this country home. An open concept main kitchen/living area with bright windows and walkout to attached Muskoka room is the heart of the home while three generous sized bedrooms and main-floor laundry/full bath complete the main floor. The finished lower level family room offers a great flex space with a cozy woodstove, three piece bath and massive storage area and utility room. The detached garage makes a great workshop space ideal for rural living. This package is move-in ready and is ready for the next owner to explore all this lovely acreage parcel has to offer.

Directions to Property: **Ontario Street to Pickerel & Jack Lake Road left onto Oke Drive, right onto South Service Road, left onto South Horn Lake Road, stay right and follow to SOP**

Common Elements

Locker: Balcony:

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s), Recreational Area, Year Round Living**
 Construct. Material: **Board & Batten, Brick Front**
 Shingles Replaced: Foundation: **Concrete Block** Roof: **Asphalt Shingle**
 Year/Desc/Source: // Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **31-50 Years**
 Other Structures: **Shed** Rd Acc Fee:
 Garage & Parking: **Detached Garage//Outside/Surface/Open, RV / Truck Parking//Gravel Driveway** Winterized:
 Parking Spaces: 5 Driveway Spaces: **4.0** Garage Spaces: **1.0**
 Services: **Cell Service**
 Water Source: **Drilled Well** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **10-24.99** Sewer: **Septic**
 Lot Front (Ft): Lot Depth (Ft):
 Location: **Rural** Lot Irregularities:
 Area Influences: **Highway Access, Quiet Area, School Bus Route, Trails** Land Lse Fee:
 View: **Forest, Trees/Woods** Retire Com:
 Topography: **Hillside, Wooded/Treed** Fronting On:

Interior


Interior Feat: **None**
 Basement: **Full Basement** Basement Fin: **Partially Finished**
 Laundry Feat: **In Bathroom, Main Level**
 Cooling: **None**
 Heating: **Baseboard, Fireplace-Wood**
 Fireplace: **/Rec Room, Wood Stove** FP Stove Op:

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, TV Tower/Antenna, Washer**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PCL 19852 SEC SS; PT LT 3 CON 13 ARMOUR PT 1, 42R5931; PT LT 3 CON 14 ARMOUR PT 2, 42R15583; ARMOUR**
 Zoning: **RU** Survey: **Available/**
 Assess Val/Year: **\$214,000/2022** Hold Over Days:
 PIN: **521380059** Occupant Type: **Owner**
 ROLL: **491900000317520**
 Possession/Date: **30 - 59 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Book through ShowingTime.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: **10/28/2022** Expiration Date: **01/20/2023** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Offer Remarks: **48 hour irrevocable on all offers.**
 Original List Price: **\$575,000.00**
 List Brokerage: **COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE** Brkge #: **705-789-4957**
 List Salesperson: **Victoria Darling-Wadel, Salesperson** Direct #: **705-571-2852**
 Email: **vdarling@vianet.ca** L/SP Cell: **705-571-2852**
 List Brokerage 2: **COLDWELL BANKER THOMPSON REAL ESTATE, BROKERAGE, HUNTSVILLE** Phone: **705-789-4957**
 List Salesperson 2: **Jessica Brown, Salesperson** Phone: **705-571-0882**
 Email: **jessicabrown@vianet.ca** L/SP2 Cell: **705-571-0882**

Source Board: **The Lakelands Association of REALTORS®**

Prepared By: Victoria Darling-Wadel, Salesperson

Date Prepared: 11/08/2022

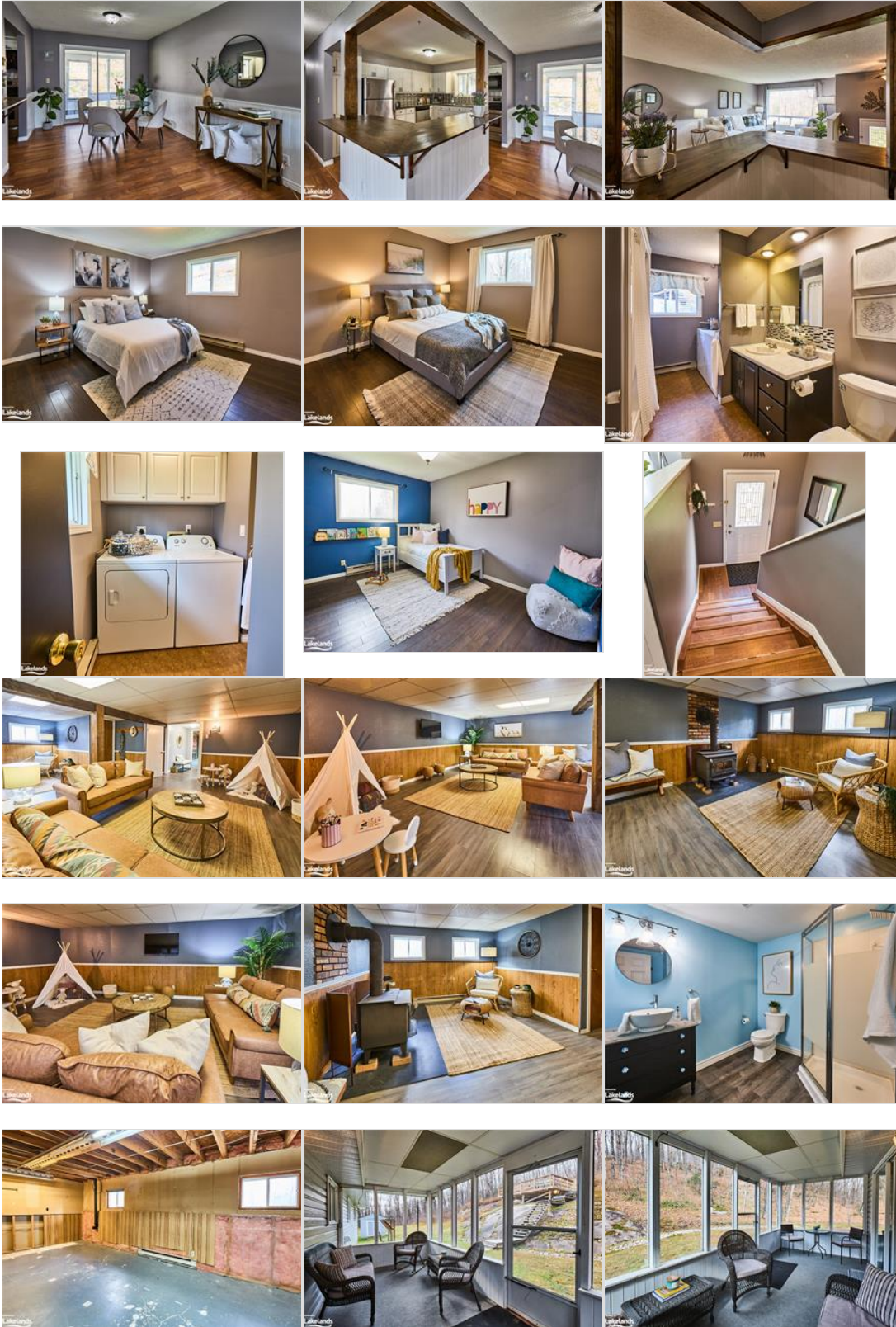
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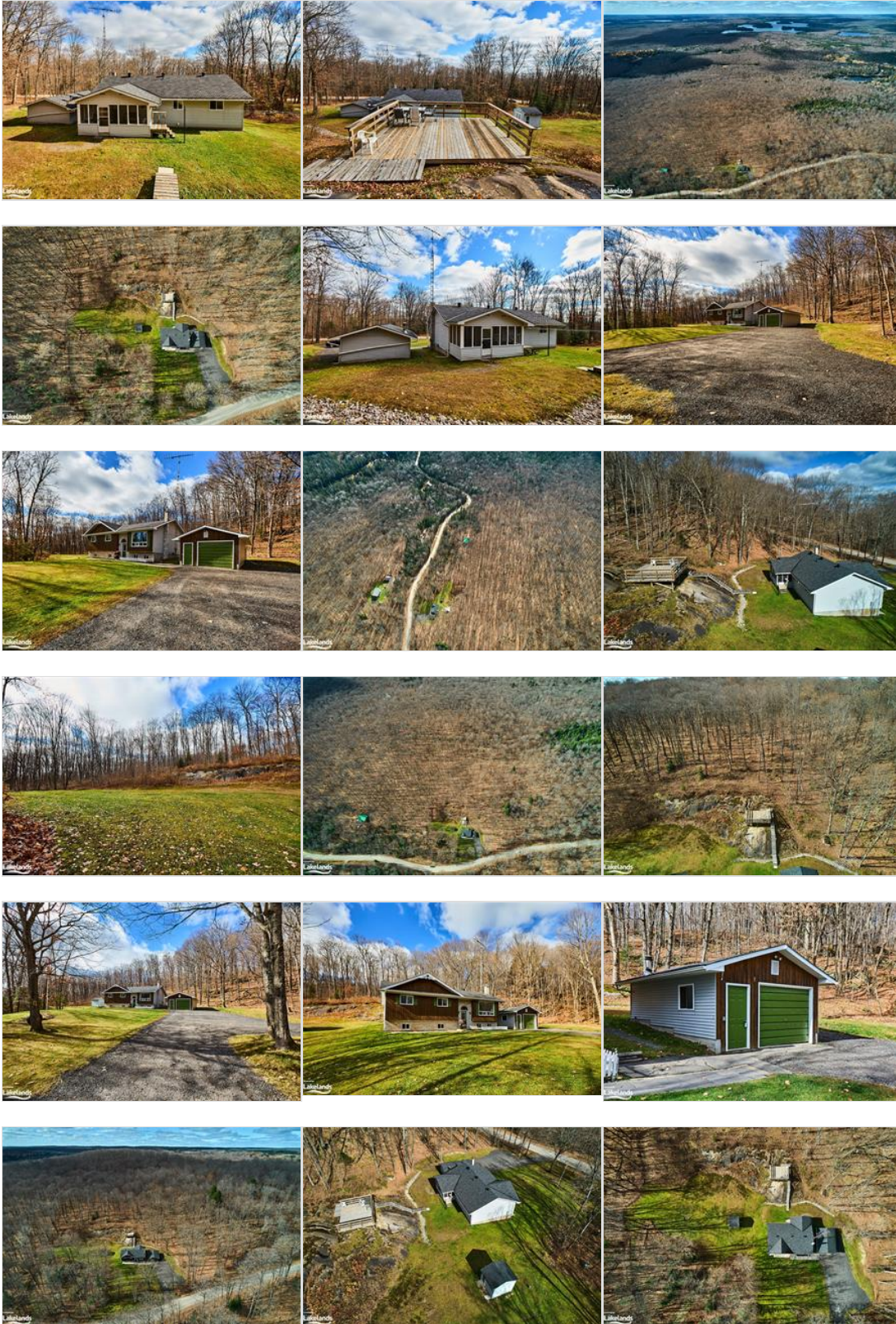
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Photos

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