

57 NORTHWOOD BEACH Drive, Burk's Falls, Ontario P0A 1C0

Listing

Member Full
Active / Residential

Listing ID: 40550374
 List Price: **\$995,000.00**
 New Listing



Parry Sound/Ryerson/Ryerson 2 Storey/House/Detached

Water Body: **Doe Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	
Second	2	2	1

Beds (AG+BG): **4 (4 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SqFt Fin Total: **3,386**
 AG Fin SqFt Range: **1501 to 2000**
 AG Fin SqFt: **1,778/Other**
 BG Fin SqFt: **1,608/Other**

Ownership Type: **Freehold/None**
 Tax Amt/Yr: **\$0.00/2024**
 Lot Size: **0.75/Acres**

ARN/PIN: 492400000110600 / 521360343
Legal: PT LT 6 CON 2 RYERSON PT 3, 4 & 5 42R15634

Remarks/Directions

Public: **Welcome to your dream waterfront cottage on Big Doe Lake in Burks Falls! This spacious, solid home offers the perfect combination of tranquility and recreational opportunities. Boating enthusiasts and fishing fanatics will be thrilled by the lake's pristine waters and abundant fish species. Situated on a generous lot, this cottage boasts a walkout basement and showcases the potential for both indoor and outdoor living. While the interior is in need of cosmetic updating, the bones of this house are rock solid. With four bedrooms, there is ample space to accommodate family and friends who will undoubtedly be eager to join you in creating lasting memories in this picturesque setting. As you step inside, you'll be greeted by an open concept layout that seamlessly blends the living, dining, and kitchen areas. The large windows throughout the cottage frame the stunning water views, allowing you to soak in the beauty of the lake from the comfort of your own cottage. Imagine waking up to breathtaking sunrises and enjoying panoramic vistas throughout the day. In addition to the main cottage, there is a detached garage with a loft living space above. This versatile area offers countless possibilities - transform it into a guest suite, cozy home office, or even a recreational room for entertaining. Outside, the property invites you to unwind and embrace the peacefulness of lakeside living. Whether you prefer lounging on the deck, hosting barbecues, or gathering around a bonfire under the starry night sky, the outdoor space provides the perfect backdrop for relaxation and recreation. Located on Big Doe Lake, you'll have access to endless boating adventures, whether you're water skiing, kayaking, or simply cruising the calm waters. With its unbeatable location, solid construction, and potential for customization, this cottage presents an incredible opportunity to create your own personal retreat.**

REALTOR®: Please note and include in any offer that the subject property is being sold in as-is, where is capacity as it is an estate sale. Taxes to be updated once information received.

Directions to Property: Peggs Mountain Road to James Camp Road to Stewart Lane. Stay left at the first Y, stay right at the 2nd Y. Follow to SOP

Waterfront

Waterfront Type:	Direct Waterfront	Water View:	Direct Water View
Waterfront Features:	Beach Front		
Dock Type:	None	Boat House:	
Shoreline:		Frontage:	229.00
Shore Rd Allow:	None	Exposure:	
Channel Name:		Island Y/N:	No

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage		1		

Exterior

Exterior Feat: **Deck(s), Fishing, Recreational Area, Year Round Living**
 Construct. Material: **Solid Brick, Wood** Roof: **Shingles**

Shingles Replaced: Foundation: **Concrete Block** Prop Attached: **Detached**
 Year/Desc/Source: // Apx Age: **16-30 Years**
 Property Access: **Year Round Road** Rd Acc Fee:
 Garage & Parking: **Detached Garage//Outside/Surface/Open//Gravel Driveway**
 Parking Spaces: **10** Driveway Spaces: **8.0** Garage Spaces: **2.0**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: **0.750/Acres** Acres Range: **0.50-1.99** Acres Rent:
 Lot Front (Ft): **229.00** Lot Depth (Ft): Lot Shape:
 Location: **Rural** Lot Irregularities: Land Lse Fee:
 Area Influences: **Ample Parking, Cul de Sac/Dead End, Lake/Pond, Quiet Area, School Bus Route**
 View: **Water** Retire Com:
 Topography: **Level** Fronting On: **East**
 Restrictions: **Right-of-Way** Exposure:


Interior

Interior Feat: **In-law Capability, Workshop**
 Basement: **Full Basement** Basement Fin: **Fully Finished**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Laundry Room, Lower Level**
 Cooling: **None**
 Heating: **Fireplace-Wood, Propane**
 Fireplace: **2/Living Room, Rec Room** FP Stove Op:
 Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer**





Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 6 CON 2 RYERSON PT 3, 4 & 5 42R15634**
 Zoning: **LR** Survey: **Available, Boundary Only/ 2000**
 Assess Val/Year: **\$430,000/2020** Hold Over Days:
 PIN: **521360343** Occupant Type: **Vacant**
 ROLL: **492400000110600**
 Possession/Date: **60 - 89 Days/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System, Go Direct**
 Showings: 
 Showing Remarks: **Book through BrokerBay.**
 Lockbox Type: **SentriLock** Locbox Loc/Serial#: **Front Door/**
 Sign on Prop: **Yes**
 Possession: **60 - 89 Days**

Brokerage Information

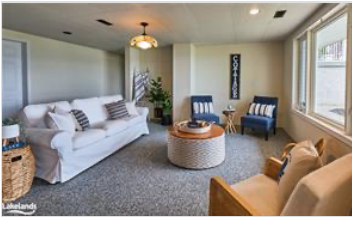
List Date: **03/19/2024** Expiration Date: **06/21/2024** Int Bearing Bkg Trust Account: **No**
 Financing: SPIS: Contact After Expired: **No**
 Buyer Agency Compensation Remarks: **2.5% + HST** Special Agreement: **No**
 Assignment Of Listing: HST Applicable to Sale: **No**
 Representation Type: **Designated Representative**
 Offer Remarks: **48 hour irrevocable on all offers. PLEASE include Schedule B with any offer. Offers must be conditional on probate being completed. See REALTOR® Remarks.**
 Original List Price: **\$995,000.00**
 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**

Confidential for REALTORS® Only
 Source Board: The Lakelands Association of REALTORS®

Information deemed reliable but not guaranteed. CoreLogic Matrix
 POWERED by [jtsorealestate.ca](https://www.jtsorealestate.ca). All rights reserved.

Photos

Listing ID: 40550374





Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.