

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

Listing

Member Full
Active / Residential

MLS® #: 40503471
 List Price: **\$995,000.00**



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

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

	Bed	Bath	Kitch
Main	2	1	
Second	2	2	1

Bed (AG+BG): **4 (4 + 0)**
 Bath (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: **\$5,891.35/2022**
 Lot Size: **0.750/Acres**

ARN/PIN: 492400000110600 / 0
 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

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	Bed	Bath	# Kitchens	Winterized
Garage		1		

Exterior

Exterior Feat: **Deck(s), Fishing, Recreational Area, Year Round Living**

Construct. Material:	Solid Brick, Wood	Foundation:	Concrete Block	Roof:	Shingles
Shingles Replaced:				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			Garage Spaces:	2.0
Parking Spaces:	10	Driveway Spaces:	8.0	Sewer:	Septic
Water Source:	Drilled Well	Water Tmnt:		Acres Rent:	
Lot Size Area/Units:	0.750/Acres	Acres Range:	0.50-1.99	Lot Shape:	
Lot Front (Ft):	229.00	Lot Depth (Ft):		Land Lse Fee:	
Location:	Rural	Lot Irregularities:		Retire Com:	
Area Influences:	Ample Parking, Cul de Sac/Dead End, Lake/Pond, Quiet Area, School Bus Route			Fronting On:	East
View:	Water			Exposure:	
Topography:	Level				
Restrictions:	Right-of-Way				


Interior

Interior Feat:	In-law Capability, Workshop	Basement Fin:	Fully Finished	
Basement:	Full Basement			
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	Survey:	Available, Boundary Only/ 2000
Zoning:	LR	Hold Over Days:	
Assess Val/Year:	\$430,000/2020	Occupant Type:	Vacant
PIN:	0	Deposit:	5%
ROLL:	492400000110600		
Possession/Date:	60 - 89 Days/		

Marketing

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

Brokerage Information

List Date:	10/23/2023	Expiration Date:	12/22/2023	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:	72 hour irrevocable on all offers. Please include Schedule B with any offer. Offers must be conditional on probate being completed.				
Original List Price:	\$995,000.00			Brkge #:	705-789-4957
List Brokerage:	Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 			Direct #:	705-571-2852
List Salesperson:	Victoria Darling-Wadel, Salesperson 			L/SP Cell:	705-571-2852
Email:	vdarling@vianet.ca			Phone:	705-789-4957
List Brokerage 2:	Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 			Phone:	705-571-0882
List Salesperson 2:	Jessica Brown, Salesperson 			L/SP2 Cell:	705-571-0882
Email:	jessicabrown@vianet.ca				

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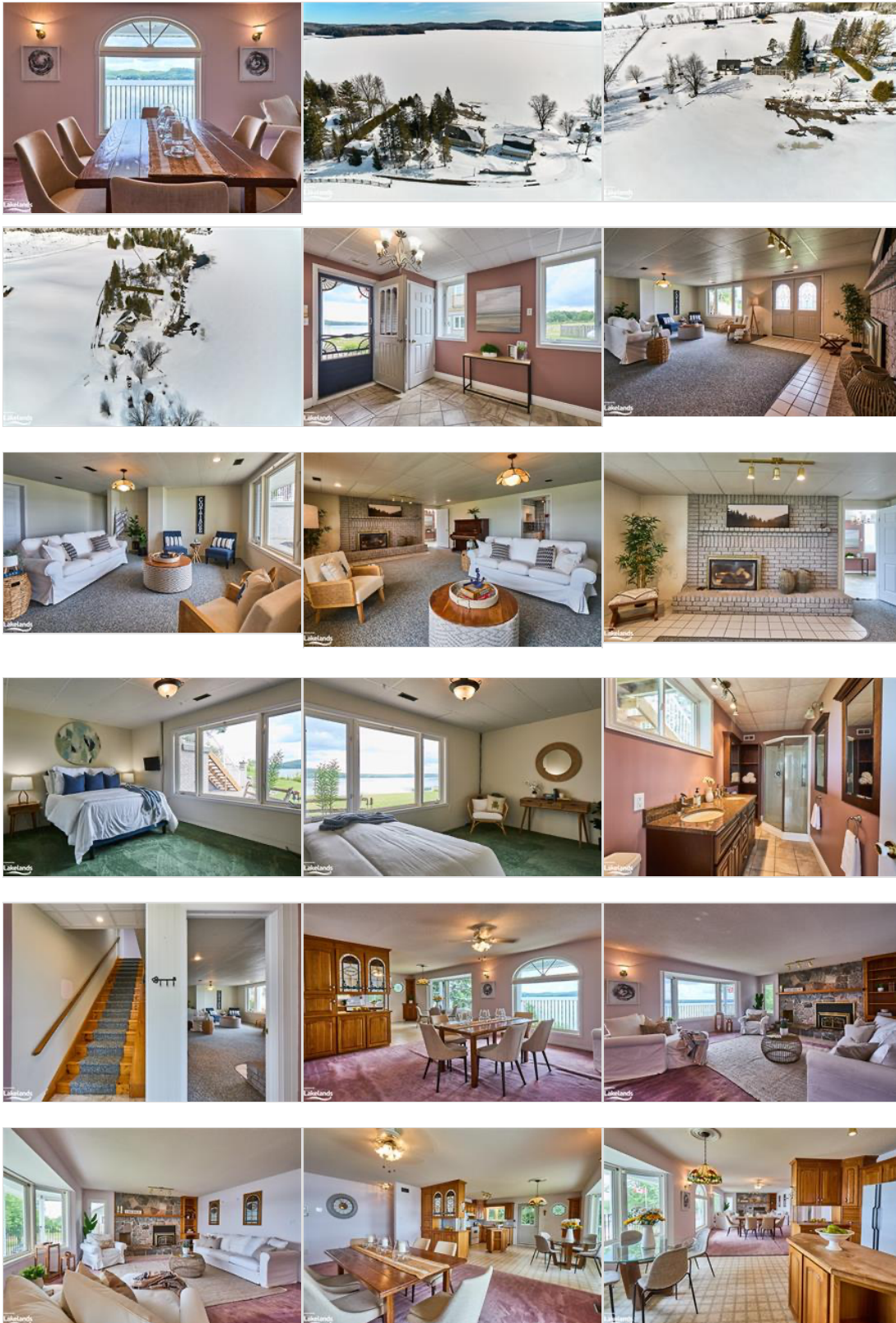
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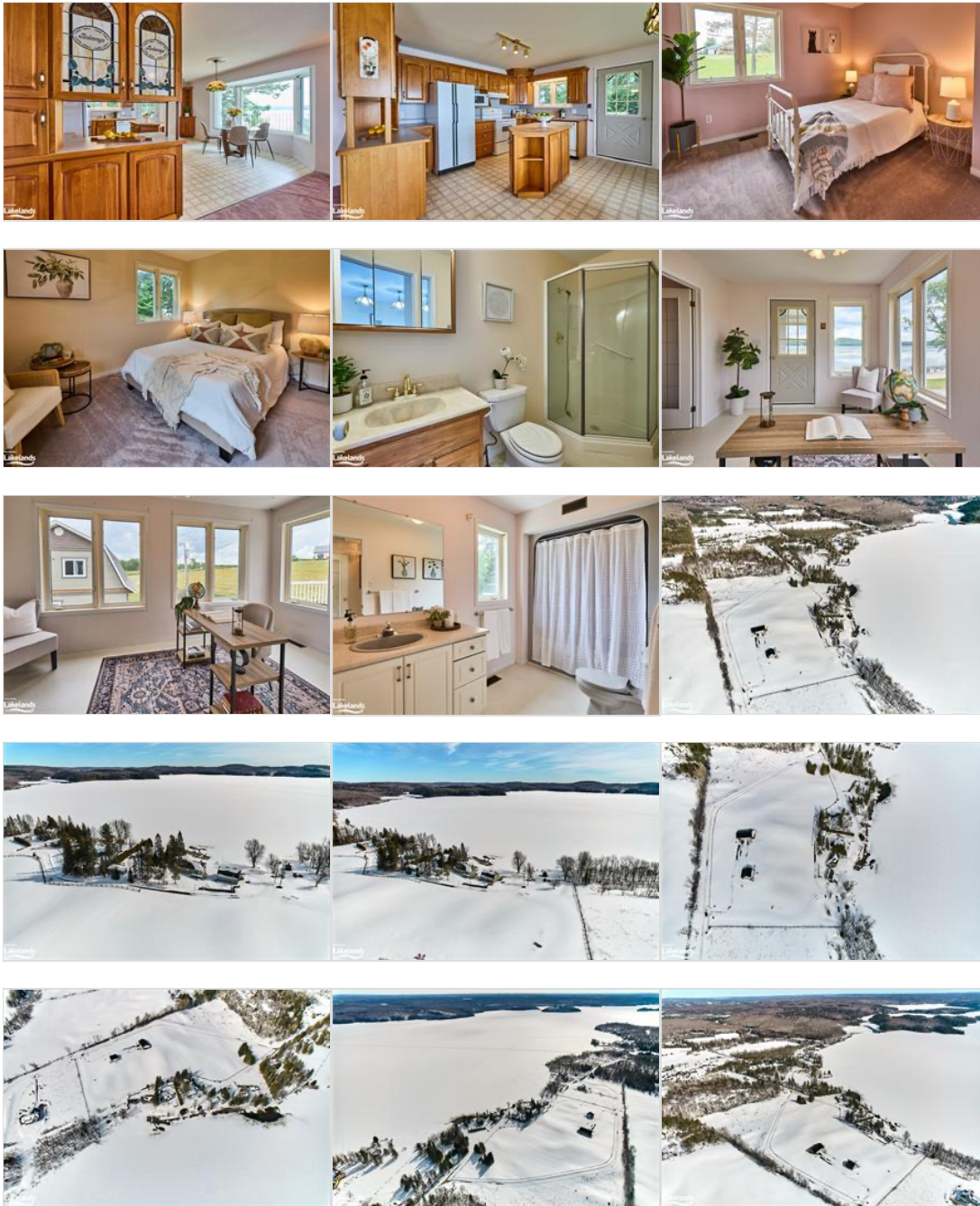
Source Board: The Lakelands Association of REALTORS®
 Prepared By: Jessica Brown, Salesperson
 Date Prepared: 11/29/2023

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Photos 

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