

228 PEVENSEY Road, Burk's Falls, Ontario P0A 1C0

Client Full
Active / Residential

228 PEVENSEY Rd Burk's Falls
Pending Board Approval

Listing ID: 40584314
Price: **\$679,900**



Parry Sound/Strong/Strong
Log/House

	Beds	Baths	Kitch
Main	1	2	1
Second	1	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **3 (3 + 0)**
 SF Fin Total: **869**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **869/LBO provided**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,861.79/2023**

Remarks/Directions

Public Rmks: **Cozy log home on 7 acres with easy access to Highway 11. Large (24 x 36) detached garage/workshop with additional living space above and screened porch which is great for bug season. Garage floor is plumbed for in floor heat. Ideal for a couple or family with their own business; live, play and work on your own property.**

Directions: **Highway 11 to Pevensey Road to #228 (Corner of Pevensey and Muskoka Road)**
 Cross St: **Muskoka Road**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Garage	1	1	1	Yes

Exterior

Exterior Feat: **Porch-Enclosed, Year Round Living**
 Construct. Material: **Log, Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete Block, Perimeter Wall, Slab**
 Year/Desc/Source: **/Completed / New/**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Shed, Storage**
 Garage & Parking: **Detached Garage//Carport Parking, Private Drive Double Wide//Circular Driveway, Gravel Driveway**
 Parking Spaces: **12** Driveway Spaces: **10.0**
 Services: **Electricity**
 Water Source: **Drilled Well** Water Tmnt: Sewer: **Septic**
 Lot Size Area/Units: **6.960/Acres** Acres Range: **5-9.99**
 Lot Front (Ft): **473.27** Lot Depth (Ft): **636.00**
 Location: **Rural** Lot Irregularities:
 Area Influences: **Corner Site, Highway Access**
 View: **Trees/Woods**
 Topography: **Rolling**
 Restrictions: **None**

Interior

Interior Feat: **Guest Accommodations**
 Basement: **Crawl Space** Basement Fin: **Unfinished**
 Cooling: **None**
 Heating: **Electric, Woodstove**
 Fireplace: **/Wood Stove** FP Stove Op:
 Inclusions: **Dryer, Garage Door Opener, Hot Water Tank Owned, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Exclusions: **Fridge, Stove, Washer and Dryer above the Garage, Hot Tub**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 10 CON 1 STRONG PT 1 42R10555 EXCEPT PT 1 42R19451 TOWNSHIP OF STRONG, DISTRICT OF PARRY SOUND**
 Zoning: **Rural** Survey: **Boundary Only/ 1989**
 Assess Val/Year: **\$171,000/2024** Hold Over Days:
 PIN: **520760684** Occupant Type: **Owner**
 ROLL: **494600101004500**
 Possession/Date: **Flexible/** Deposit: **10000**

Brokerage Information

List Date: **05/09/2024**
 List Brokerage: **Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str**

Listing ID: 40584314

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	16' 0" X 12' 11"	4.88 X 3.94	
Living Room	Main	10' 6" X 9' 3"	3.20 X 2.82	
Bedroom Primary	Main	16' 7" X 15' 6"	5.05 X 4.72	
Primary Ensuite Bathroom	Main	9' 2" X 6' 3"	2.79 X 1.91	4-Piece
Den	Main	11' 11" X 6' 3"	3.63 X 1.91	
Bathroom	Main	8' 5" X 5' 2"	2.57 X 1.57	4-Piece
Mud Room	Main	8' 6" X 6' 3"	2.59 X 1.91	
Loft	Second	16' 0" X 9' 3"	4.88 X 2.82	
Porch	Second	19' 1" X 18' 0"	5.82 X 5.49	
Kitchen	Second	20' 7" X 8' 11"	6.27 X 2.72	
Living Room	Second	20' 7" X 14' 0"	6.27 X 4.27	
Bedroom	Second	15' 8" X 14' 3"	4.78 X 4.34	
Bathroom	Second	14' 3" X 6' 11"	4.34 X 2.11	4-Piece

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