

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

Client Full
Active / Residential

228 PEVENSEY Rd Burk's Falls

Listing ID: **40584314**

Price: **\$649,000**



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: **34**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,861.79/2023**

Remarks/Directions

Public Rmks: **Escape to your very own piece of paradise with this cozy log home situated on the Canadian Shield. Just minutes from town, enjoy your exceptionally well-maintained 7 acres with trails for walking or snowshoeing and plenty of raspberry bushes to relish. Outside you will find a chicken coop, multiple outbuildings and a large custom-built workshop (24x36) with additional living space above and screened in porch (20x24). The workshop is suitable for your vehicles and toys for storage with in floor heat available. For the outdoor enthusiasts, you are near many Provincial Parks, beaches and countless other attractions to explore. This home is set up perfectly 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**
 Roof: **Metal**
 Prop Attached: **Detached**
 Year/Desc/Source: **/Completed / New/**
 Property Access: **Municipal Road, Year Round Road**
 Apx Age: **Unknown**
 Other Structures: **Shed, Storage**
 Rd Acc Fee:
 Garage & Parking: **Detached Garage//Carport Parking, Private Drive Double Wide//Circular Driveway, Gravel Driveway**
 Winterized:
 Parking Spaces: **12**
 Driveway Spaces: **10.0**
 Garage Spaces: **2.0**
 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**
 Land Lse Fee:
 View: **Trees/Woods**
 Topography: **Rolling**
 Retire Com:
 Restrictions: **None**
 Fronting On: **North**
 Exposure: **South**

Interior

Interior Feat: **Guest Accommodations**
 Basement: **Crawl Space**
 Basement Fin: **Unfinished**
 Cooling: **None**
 Heating: **Electric, Woodstove**
 Fireplaces: **/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**

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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