

3254 KENNISIS LAKE Road, West Guilford, Ontario K0M 2S0

Listing



Client Full

3254 KENNISIS LAKE Rd West Guilford

MLS®#: 40257682

Active / ResidentialPrice: **\$799,000****Haliburton/Dysart et al/Guilford****Bungalow/House**Water Body: **Tedious Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **1,458/Plans**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,458.00/Plans**
 BG Fin SF: **0.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,660/2021**

1 / 44

**Remarks/Directions**

Public Rmks: **Simply put, this is one of the nicest cottages you'll step foot in. The quality of construction, workmanship and pride of ownership is evident the minute you walk in the door from solid pine doors to hand scraped hardwood floors not to mention the two gorgeous bathrooms, the primary with stand alone tub looking out a window at the lake! Located 20 minutes outside of Haliburton Village & 10 minutes to West Guilford, this 4 season fully year round property boasts over 200' of frontage facing South & East off the point. A fantastic stand of mature trees keeps you totally secluded from the lake and the neighbours but you will find an awesome lakeside firepit area where the dock is to hang out. That area is open because of bald granite and is easily accessible because the lot is level with just a gentle slope to the dock. Tons of room to build a garage or guest cabin as well as a great lake for boating and fishing tops off just an amazing property. Watch the video tour including drone footage out over the lake and a personal narrated walk through of the interior and you'll be making an appointment ASAP to view it in person!**

Directions: **From Highway 118 turn on to Kennisis Lake Road (County Rd 7) at West Guilford and follow 9.7 km to #3254 Kennisis Lake Road (No signs on property at the highway)**

Common Elements**Waterfront**

Features: **Parking - Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Mixed, Sandy, Shallow**
Shore Rd Allow: **Not Owned**
Channel Name:

Boat House:
Frontage: **212.00**
Exposure:
Island Y/N: **No**

Exterior**Structure**

Exterior Feat: **Deck(s), Porch-Enclosed, Privacy, Year Round Living**
Construct. Material: **Wood**
Shingles Replaced: **2016//Owner**
Year/Desc/Source: **2016//Owner**
Foundation: **ICF, Perimeter Wall**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **6-15 Years**

Site
Property Access: **Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
Parking Spaces: **6**
Parking Level/Unit: **6.0**
Services: **Cell Service, Electricity, High Speed Internet**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Licen Dwelling: **Yes**

Water Source: **Lake/River**
Water Tmnt: **Heated Water Line, UV System, Water Purification**
Sewer: **Septic**

Lot Size Area/Units: **0.638/Acres**
Acres Range: **0.50-1.99**
Acres Rent:

Lot Front (Ft): **212.00** Lot Depth (Ft): **200.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities: Land Lse Fee:
Surrounding Area
Area Influences: **Business Centre, Golf, Hospital, Landscaped, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Skiing, Trails**
View: **Trees/Woods, Water** Retire Com: **No**
Topography: **Flat, Level, Partially Cleared, Sloping, Wooded/Treed** Fronting On: **East**
Restrictions: **Right-of-Way** Exposure: **East, South**
School District: **Trillium Lakelands District School Board**
High School: **Haliburton Highlands Secondary School**
Elementary School: **JD Hodgson Elementary School**

Interior

Features and Access

Interior Feat: **Air Exchanger, Built-In Appliances, Ceiling Fans, Water Heater Owned**
Security Feat: **None**
Basement: **Crawl Space** Basement Fin: **Unfinished**
Laundry Feat: **Laundry Closet, Main Level**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Forced Air-Propane**
Under Contract: **Propane Tank** Contract Cost/Mo:
Lease to Own: **None**
Inclusions: **Refrigerator, Stove**
Electric Age: **2016** Plumbing Age: **2016** Furnished:
Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 15 CON 9 GUILFORD PT 1 19R4183 T/W H221975 S/T INTEREST IN H210230; DYSART ET AL**
Zoning: **RU-1** Survey: **Boundary Only/ 1988**
Assess Val/Year: **\$544,000/2022** Hold Over Days: **0**
PIN: **391400188** Occupant Type: **Owner**
ROLL: **462404100047300**
Possession/Date: **90+ Days/2022-09-01** Deposit: **50000**

Brokerage Information

List Date: **05/12/2022**
List Brokerage: [RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON](#) 
Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 05/12/2022

POWERED by [itsorealestate.com](https://www.itsorealestate.com). All rights reserved.

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Property Type is 'Residential'
Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'
Region is 'Haliburton'
Change Type History Modification Timestamp is after 05/10/2022 2:51:21 PM
Found 18 results in 0.02 seconds.

3254 KENNISIS LAKE Road, West Guilford, Ontario K0M 2S0

Rooms



MLS® #: 40257682

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Dining Room	Main	16' 0" X 14' 6"	4.88 X 4.42	
Living Room	Main	16' 10" X 16' 9"	5.13 X 5.11	Cathedral Ceiling, Walkout to Balcony/Deck
Mud Room	Main	7' 5" X 7' 0"	2.26 X 2.13	
Bedroom Primary	Main	15' 10" X 11' 10"	4.83 X 3.61	
Primary Ensuite Bathroom	Main	8' 5" X 8' 4"	2.57 X 2.54	4-Piece
Bedroom	Main	13' 2" X 11' 6"	4.01 X 3.51	
Bedroom	Main	11' 6" X 8' 7"	3.51 X 2.62	
Bathroom	Main	9' 0" X 7' 0"	2.74 X 2.13	3-Piece
Laundry	Main	8' 0" X 3' 0"	2.44 X 0.91	
Other	Main	8' 4" X 6' 8"	2.54 X 2.03	

Desc: Walk in closet in Primary Bedroom

Property Type is 'Residential'

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'

Region is 'Haliburton'

Change Type History Modification Timestamp is after 05/10/2022 2:51:21 PM

Found 18 results in 0.02 seconds.