



267 Pine Lane

Tay Valley Ontario K0H 2B0

Tay Valley 906 - Bathurst/Burgess & Sherbrooke (Bathurst) Twp Lanark

SPIS: N Taxes: \$2,672/2024 DOM: 0

Detached

Link: N

Bungalow

Front On: S

Acre: 2-4.99

Rms: 8

Bedrooms: 3

Washrooms: 1

1x4xMain

Lot: 450 x 300 Feet Irreg:

Dir/Cross St: Pine Lane / Oak Court

MLS#: X12119253 PIN#: 052020038

Possession Remarks: TBD

<div><div>Kitchens: 1</div><div>Fam Rm: N</div><div>Basement: Part Bsmt / W/O</div><div>Fireplace/Stv: Y</div><div>Heat: Baseboard / Electric</div><div>A/C: None</div><div>Central Vac: N</div><div>Apx Age: 16-30</div><div>Apx Sqft: 700-1100</div><div>Assessment:</div><div>POTL:</div><div>POTL Mo Fee:</div><div>Elevator/Lift:</div><div>Laundry Lev:</div><div>Phys Hdcap-Eqp:</div></div> <div><div>Exterior:</div><div>Drive: Pvt Double</div><div>Gar/Gar Spcs: None / 0</div><div>Drive Park Spcs: 4</div><div>Tot Prk Spcs: 4</div><div>UFFI:</div><div>Pool: None</div><div>Energy Cert:</div><div>Cert Level:</div><div>GreenPIS:</div><div>Prop Feat:</div><div>Fireplace/Stove, Lake Access, River/Stream, Waterfront, Waterfront, Wooded/Treed</div></div> <div><div>Zoning: RLS</div><div>Cable TV: N</div><div>Hydro: Y</div><div>Gas: N</div><div>Phone: A</div><div>Water: Well</div><div>Water Supply: Drilled Well</div><div>Sewer: Septic</div><div>Spec Desig: Unknown</div><div>Farm/Agr:</div><div>Waterfront: Direct</div><div>Retirement:</div><div>Oth Struct:</div><div>Garden Shed, Other, Shed, Storage</div></div>
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Water Body Name: Fall River

Water Body Type: River

Water Frontage (M): 450

Topography: Hilly,Rocky,Wooded/Treed

Water Features:

Dock,River Access,River Front,Waterfront-Deeded

Access to Property: Private Road

Docking Type: Private

Water View: Direct

WaterfrontYN: Y

Waterfront: Direct

Shoreline: Natural

Shoreline Allowance: Owned

Shoreline Exp: Se

Alternative Power: None

Easements/Restrict: Unknown

Rural Services:

Cell Services,Electricity Connected,Telephone Available

Waterfront Accessory Bldgs: Bunkie

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.45	x 9.51	Tile Floor
2	Dining	Main	13.45	x 7.22	Laminate
3	Living	Main	14.11	x 13.45	Laminate
4	Bathroom	Main	8.86	x 5.25	4 Pc Bath
5	Prim Bdrm	Main	11.48	x 8.86	Laminate
6	2nd Br	Main	9.51	x 8.86	Laminate
7	3rd Br	Main	8.86	x 7.55	Laminate
8	Rec	Bsmt	34.78	x 10.5	Vinyl Floor
9	Utility	Bsmt	11.48	x 7.22	Concrete Floor
10	Other	Bsmt	26.25	x 11.48	Concrete Floor

Client Remks: Resting in a private and peaceful location on the north shore of the Fall River sits this three-bedroom, one-bathroom, 4-season bungalow. The home sits halfway between Fagan Lake and Bennett Lake, which means miles of boating, fishing, and all types of water activities. There is a cozy living room with a wood stove, a kitchen and dining area with a patio door leading out to a large wrap around deck. The lot is 3.3 acres in size and has towering pine trees, level areas and a lane down to the shoreline. There is a recently built large bunkie that just needs some interior finishing to make it complete. The property is serviced by a drilled well and full septic system and includes a woodshed, fire pit and outhouse. Down at the shoreline, you will find a large open area, privacy and a dock for your boat. Included in the sale are two common ownership parcels with a boat launch located at 222 Burke Lane that makes it a snap to launch your boat for the season. Most furnishings are included with the sale making it easy to start enjoying waterfront living right away. Beautiful property that instantly relaxes you as you drive into the lane-way. Great location - approximately 30 minutes from Perth or an hour from Ottawa.

Extras:

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595