

# Cross Property Client Full

45 BB BEACH ROAD

Farm/ Agricultural/ For Sale

Price:  
\$1,298,000.00

South Monaghan, ON K0L1B0 **Active**  
Peterborough County/ Otonabee-South Monaghan Twp/ South Monaghan Township



MLS@#: **236500**  
List Date: **11-Dec-2019** Bedrooms (AG/BG): **0 ( 0 / 0)**  
Bathrooms (F/H): **3 ( 2 / 1)**  
Type: **Detached**  
Style: **2 Storey**  
Sqft Above Grade:                                 Sqft Below Grade:  
Sq Ft Finished                                     Sq Ft. Unfinished  
New Construction: **No**                                 # Rooms: **4**  
Title/Ownership: **Freehold**                                 Recreational: **No**  
Fronting On: **East**                                     Year Built/Desc: **0/ Unknown**  
Lot Front: **101.89**                                     Lot Depth: **101.89**  
Road Access Fee:                                     Lot Size/Acres: **Over 100 Acres/  
101.89**  
Cross Streets: **BB Beach Rd/ Cty 2**  
Access: **Municipal road**  
Garage Spaces/Type: / **Other**  
Driveway Spaces/Type: **10/ Front Yard, Outside/Surface/Open, Private  
Single Wide, RV / Truck Parking, Visitor Parking/ Gravel**  
Waterfront: **Yes**                                     WF Exposure: **South West**  
WF Type/Name: **Lake/ Rice Lake North Shore**  
Shore Rd Allowance: **Owned**                                 WF Frontage Ft: **160**  
WF Features: **Waterfront-Deeded  
Gravel, Rocky,  
Shallow**  
Shore Line:  
Leased Land Fee:

Public Remarks: "They Aren't Making Anymore Waterfront." So This Increasingly Rare, Large Acreage With Stupendous Panoramic Views And Lakefront Lot Isn't Going To Come Along Everyday. 2 Houses On 101.89 Acres that Need TLC But What A Great Spot. Sugar Bush. Lakefront Lot. Outdoor Riding Arena. Fenced Horse Paddocks. Shelters. Spring Fed Pond, 30 feet deep aproximately with overflow drainage. Artesian Spring. Outbuilding. Workable Fields. Salt Water Pool. Low Farm Taxes. 1 Hour To Toronto. This is a spectacular spot to build your dream home and bring this wonderul spot back to life!! Second Detached Home in need of restoration. included: Fridge, Stove Top, Oven, Dishwasher, Generator. Salt Water Pool Overlooking The Lake! Each House Is Separately Metered For Hydro. Waterfront lot is zoned EP

Directions: East on County Road 2 Bailieboro from highway 28, to BB Beach Road.

### Interior Features

Interior Features: **Built-In Appliances, Central Vacuum Roughed-in, In-law Capability, In-Law Suite, Main Floor Laundry, Multiple Kitchens**  
Basement: **Full/ Fully Finished/ Separate Entrance, Walk-Out**                                 Fireplace: **Wood**  
Heat Primary/Sec: **Baseboard, Fireplace-Wood, Woodstove/ Woodstove**  
HVAC: **None**                                     Foundation: **Unknown**  
Under Contract/Rental Items: **None**                                     Plumbing Age:  
Lease To Own Equip: **None**                                     Oil Tank Age:

### Exterior Features

Add'l Monthly Fees:                                 Exposure: **South, South East, South West**                                 Pool: **In Ground, Salt**  
Lot Shape: **Rectangular**                                 Lot Irregularities: **Rectangular with**                                 FH Common Fee:  
Exterior Finish: **Brick Veneer, Vinyl Siding**  
Restrictions: **Easement**  
Services: **Electricity**  
Topography: **Clear View, Hilly, Rolling, Wooded/Treed**                                 Alternative Power: **Generator-wired**  
Roofing: **Asphalt**                                     Yr Roof Surface Replaced:  
Water/Supply Type: **Well/ Drilled Well**                                 Sewage: **Septic**  
Water Treatment: **None**  
Exterior Features: **Deck(s), Fenced Partial, Year-Round Living**  
Other Structures: **Accessory Apartment**  
Site Influences: **Hobby Farm, Lake Access, Pond, Schools, Skiing, Water View**

### Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Washer**

Exclusions: **None.**

### Farm

Total: ACREAGE **101.89**                                 Rented:                                 Soil Test/Date: /  
Farm Type: **Hobby**                                     Tile Loan \$/Exp Date: /  
Farm Features: **None**                                     Livestock or Crop Included:  
Contracts In Place: **None**                                     Marketing Quota Included:  
Farm Structures: **Other (see remarks)**  
Additional Residence Information: **second structure needing a restoration. Frame.**  
Farm Building Desc/Dimensions: **Was 3 bay garage, now has stalls and loafing area.**

### Tax Information

Roll#: **150602003004200**                                 Local Improve Fee/Comments /  
Pin#: **280200105**                                     Zoning: **Farm**                                     Taxes/Year: **\$5,001/ 2019**  
Assessment \$/Year: **\$851,000/2016**                                 Survey/Year: **No**                                     Survey Type: **None**  
**PT LT 9 CON A S MONAGHAN AS IN R587855 ; S/T R587855 ; OTONABEE-SOUTH MONAGHAN SUBJECT**

Legal Description: **TO AN EASEMENT OVER PT 2 PL 45R15356 IN FAVOUR OF PT LT 9 CON A S MONAGHAN AS IN R487150 AS IN PE166414**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Living Room</b>	M	<b>23'x17'</b>	<b>Balcony/Deck, Open Concept, Sliding doors, Vaulted Ceiling</b>
<b>Bathroom</b>	M	<b>0'x0'</b>	<b>2-Piece</b>
<b>Bathroom</b>	2	<b>0'x0'</b>	<b>4-Piece</b>
<b>Bathroom</b>	LAG	<b>0'x0'</b>	<b>3-Piece</b>

**REAL ESTATE HOMEWARD, BROKERAGE**

**Client Full Report**

**Date Printed: 12/21/2019**

**Prepared By: KIMBERLEY SPENCER, Salesperson**

[www.spencerandgreene.com](http://www.spencerandgreene.com)

**REAL ESTATE HOMEWARD, BROKERAGE**

**All data is subject to Errors, Omissions or Revisions and is not warranted. 12/21/2019 07:26:16 PM**

**Search Criteria**

Status is one of 'Active', 'Conditional'

List SP MUI is 35725822

Co List Agent MUI is 35725822

Co List Agent Agent 2 MUI is 35725822

Co List Agent 3 MUI is 35725822

Selected 1 of 2 results.