

# 127 QUEEN Street, Burk's Falls, Ontario P0A 1C0

Listing

**Listing ID: 40543589**  
**List Price: \$649,000.00**



## Parry Sound/Burk's Falls/Burk's Falls 1 Storey/Apt/House/Detached

	Beds	Baths	Kitch
Main	3	2	1

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 AG Fin SqFt Range: **1501 to 2000**  
 AG Fin SqFt: **1,750/Other**  
 Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$3,429.07/2023**

**ARN/PIN:** 492200000203600 / 521420123  
**Legal:** LT 4 E/S ONTARIO ST PL 45; BURK'S FALLS

### Remarks/Directions

**Public:** This one of a kind offering is sure to provoke excitement and interest with the endless possibilities of all you could create with this fantastic property. Two buildings on one lot, one the original church dating back to 1929 statuesquely set in the downtown core, flanked by a separate structure which existed as the old hall but has been transformed into a dreamy home. The house has been thoughtfully recreated to include three bedrooms, two baths and a gorgeous open concept living space with soaring ceilings, all completely new and modern but with hints of history found in the design touches. A new chef's kitchen is the heart of the home and a cozy fireplace brings warmth to the space, adding to the functionality are separate foyer and mudroom/laundry area great for storage. Now onto the church, which is awaiting the creative drive and ideas of the new owner to bring the space back to life. With all the makings of a traditional church, this space has the potential to be reimagined to any number of uses and will look forward to being brought back to life in a new reflection. Situated in the quaint and growing village of Burk's Falls which is a community that is the gateway between Muskoka and Almaguin and is becoming an area not to be missed.

Directions to Property: **Ontario Street to Queen Street to SOP**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				Yes

### Exterior

Exterior Feat: **Year Round Living**  
 Construct. Material: **Solid Brick**  
 Shingles Replaced: // Foundation: **Unknown** Roof: **Metal, Shingles**  
 Year/Desc/Source: // Prop Attached: **Detached**  
 Property Access: **Municipal Road** Apx Age: **51-99 Years**  
 Garage & Parking: **Front Yard Parking, Outside/Surface/Open//Gravel Driveway** Rd Acc Fee:  
 Parking Spaces: **4** Driveway Spaces: **4.0** Garage Spaces:  
 Water Source: **Municipal** Water Tmnt: Sewer: **Sewer (Municipal)**  
 Lot Size Area/Units: / Acres Range: **< 0.5** Acres Rent:  
 Lot Front (Ft): **66.00** Lot Depth (Ft): Lot Shape: **Rectangular**  
 Location: **Urban** Lot Irregularities: Land Lse Fee:  
 Area Influences: **Downtown, Highway Access, Place of Worship, Rec./Community Centre, Schools, Shopping Nearby**  
 View: **Downtown** Retire Com:  
 Topography: **Level** Fronting On: **North**

### Interior

Interior Feat: **Ceiling Fans**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Laundry Feat: **Main Level**  
 Cooling: **None**  
 Heating: **Gas**  
 Inclusions: **Dryer, Refrigerator, Stove, Washer**

Property Information

Common Elem Fee: No
Legal Desc: LT 4 E/S ONTARIO ST PL 45; BURK'S FALLS
Zoning: R2
Assess Val/Year: \$186,000/2023
PIN: 521420123
ROLL: 492200000203600
Possession/Date: 30 - 59 Days/

Local Improvements Fee:
Survey: Unknown/
Hold Over Days:
Occupant Type: Owner
Deposit: 5%

Marketing

Showing Requirements: Showing System
Showings:
Showing Remarks: Book through ShowingTime.
Lockbox Type: SentiLock
Sign on Prop: Yes
Possession: 30 - 59 Days

Locbox Loc/Serial#: Front Door/

Brokerage Information

List Date: 02/22/2024
Financing:
Buyer Agency Compensation Remarks: 2.5% + HST
Assignment Of Listing:
Representation Type: Designated Representative
Offer Remarks: Please include Schedule B with any offer. 48 hour irrevocable on all offers.
Original List Price: \$649,000.00
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson: Victoria Darling-Wadel, Salesperson
Email: vdarling@vianet.ca
List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson 2: Jessica Brown, Salesperson
Email: jessicabrown@vianet.ca

Int Bearing Bkg Trust Account: No
Contact After Expired: No
Special Agreement: No
HST Applicable to Sale: No
Brkge #: 705-789-4957
Direct #: 705-571-2852
L/SP Cell: 705-571-2852
Phone: 705-789-4957
Phone: 705-571-0882
L/SP2 Cell: 705-571-0882

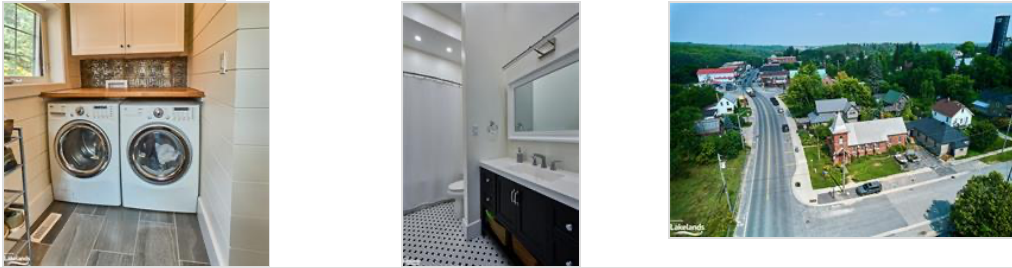
Confidential for REALTORS® Only
Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson

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Photos

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