

KAWARTHA WATERFRONT REALTY INC. - EXCLUSIVE LISTING INFORMATION



Address:	61 Beaver Drive
City:	Coboconk, K0M 1K0
Side of Road:	
Waterfront Name:	Four Mile Lake
Price:	\$469,900

Possession: **T.B.A.**

Major Area: **Kawartha**
 District: **Fenelon Falls, N.Fenelon,N.Verulam,Somerville**
 Sub-District: **Somerville Twp**

Lot Size: **100 X .47 Acre Irregular**
 Exposure:

Waterfront: **Four Mile Lake**
 Waterfront Features:

Overview: **FOUR MILE LAKE** Lovely year round home/cottage in a private & picturesque lake setting. The living room, with wood interior, vaulted ceiling, stone fireplace & floor to ceiling windows is sure to be a favourite gathering place. An impressive four season sunroom is a pleasing addition to the kitchen/dining area. Conducive to easy flow and entertaining, a walkout leads from the sunroom to a spacious lakeside deck. The many recent interior & exterior upgrades include a newly shingled roof, June 2011. This special property also features a boathouse with marine rail.

Type:	Single Family	Water:	Well, Drilled	Exterior:	Wood
Style:	Bungalow	Sewer/Septic:	Septic-Concrete Tank	Driveway:	Gravel
Property Size:	Under 0.5 Acres	Services:	Electricity, Telephone, Garbage Pickup, High Speed Internet, School Bus Route	Foundation:	Concrete, Block, Partial, Crawl
Land Features:	Landscaped, Level, Wooded/Treed	Access:	Yr Round Private Drive	Rental Equip:	
				Flooring:	Carpet, Wood, Laminate

Interior Features: **Central Vacuum, Fireplace(s)**
 Exterior Features: **Deck, Satellite Dish, Storage Building(s)**

Inclusions: **All light fixtures and ceiling fans where attached, All window coverings, Fridge, stove, Built-in Dishwasher, Microwave, Washer/Dryer, Stained Glass Pine Tree, Double Bed & Dresser (2nd Bdrm), Bunk Beds & White Dresser (3rd Bdrm), Island in Kitchen, Deck furniture, Swim raft, Paddle boat, 14 ft. Bow rider with 40 HP Merc Motor, Wind Surfer, Box Trailer, Barbeque, Garden Tools in Shed, Gas Powered Lawn Mower, Wood Splitter, Gas Trimmer, Snow Blower**
 Exclusions: **Dining Room Light Fixture, all Wall Sconce Light Fixtures**

Bedrooms: **3** Taxes: Garage: Size:
 Bathrooms: **1**

Details of Room

Floor	Room	Size	Floor	Room	Size
MAIN	KITCHEN	10 X 11.3	MAIN	MASTER BEDROOM	11.6 X 11.2
MAIN	DINING ROOM	12.7 X 11.4	MAIN	BEDROOM	11.5 X 8.0
MAIN	SUNROOM	14.9 X 11.2	MAIN	BEDROOM	11.6 X 8.11
MAIN	LIVING ROOM	20.3 X 15.4	MAIN	BATH (4 PIECES)	8.11 x 8.0

GAIL MCCORMACK, Broker of Record: 705-454-3544
KAWARTHA WATERFRONT REALTY INC. BROKERAGE
 Website: <http://www.kawarthawaterfront.com>