



Price: \$109,000 Status: Active	MLS® #: 1132885
Address: 70 TALBOT RD City: COBOCONK, K0M 1K0 Side of Road: Waterfront Name: TALBOT LAKE	
Elem Schl: Sec. School:	
Lot Size: 150' X 245' Square Footage: Water Frontage#: Exposure: S.R.A.: Not Owned	Major Area: Kawartha District: Coboconk, Bexley, Digby, Longford, Laxton, Dalton, Carden, Eldon Sub-Dist: Laxton / Digby / Longford Zoning: LSR
Possession: TO BE ARRANGED	

Overview TALBOT LAKE. This property will interest those discerning buyers looking for privacy, peace and tranquility. It is a true paradise for bird watching and observing loons up close. The owners have enjoyed canoeing through the many islands and silent areas of Talbot Lake as turtles sunbathe on the rocks and herons fish. Windsurfing, kayaking and small watercraft can also be enjoyed. This picturesque property is level and nicely treed with 150 feet of waterfront offering sunset exposure.

Directions Hwy 35N of Coboconk to Bexley/Laxton Township Line, west to Talbot Road or Hwy 48E of Kirkfield to French Settlement Road, north to Bexley/Laxton Township Line east to Talbot Road to lot - look for sign.

Type: Lot/Acreage	Heating: None	Exterior:
Style:	Garage Type: None	Driveway:
Title to Land:	Water: None	Foundation:
Property Size: 0.5 -0.99 Acres	Sewer/Septic: None	Int.Features:
Land Features: Cleared, Level, Wooded/Treed, Hydro to Lot Line	Services: Electricity, Telephone, Garbage Pickup, High Speed Internet	Ext. Features:
Access: Year Round Private Road	Rental Equipm.: None	Roof:
WF Features:	Flooring:	Shoreline:
	Condo Fee Incls.:	

Inclusions		
Exclusions		
Bedrooms: 0	Sign: Yes	UFFI:
Bathrooms: \	Lockbox: No	SPIs: No
Rental Income:	Road Type: Private	Matrim.:
Year Built:	Survey: Yes	
Construction Status:		Garage: No
		Waterfront: Yes
		Gar.Details: LAKE
		Water: LAKE

Floor	Room	Size	Floor	Room	Size
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Taxes: \$484 (2011)	Improvements:
Mortgagee:	Mortg.Rate:
Mortg.Amount: \$	Due Date:
Payment (PI): \$	Payment (PIT): \$
	Subj.to Verif.:
	Condo Fee:
	Mobile/Leased Land F:

Listing Office: **KAWARTHA WATERFRONT REALTY INC. - 121**

Compliments of: **GAIL MCCORMACK, Broker of Record: 705-454-3544**
 E-mail: gail@kawarthawaterfront.com
 Website: www.kawarthawaterfront.com
 Company Name: **KAWARTHA WATERFRONT REALTY INC. - 121, BROKERAGE: 877-992-9927**
 Website: <http://www.kawarthawaterfront.com>

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