

24 COURTLAND Road, Coboconk, Ontario K0M 1K0

Client Full
Active / Residential Lease

24 COURTLAND Rd Coboconk

MLS® #: 40219812
Price: **\$4,000/Per Month**



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

2 Storey/House



Water Body: **Shadow Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (1 + 1)**
SF Total: **1,200/Owner**
SF Range: **1001 to 1500**
AG Fin SF: **1,200.00/Owner**
DOM/CDOM: **3/3**
Pets Y/N: **No**
Lease Term: **Seasonal**
Parking Spcs: **2**
Furnished Y/N: **Yes**

Remarks/Directions

Public Rmks: **Pied-à-Terre, A Home Away from Home. Are you one of many who is experiencing 2022 as a roller-coaster ride? Like others, you are perhaps weary of daily protests, disruptions, confrontations and lockdowns. With our cities experiencing massive growth, many people are looking to smaller urban areas as a respite from the fast-paced world around them. Add to that the opportunity to work remotely and efficiently from our Pied-à-Terre. Most clients who have experienced the property as a true 'Home away from Home' also have a principal residence, such as a condominium, in the Toronto area. They re-visit there now and again, to collect mail, shop in their favourite store or to keep an appointment. Upon return to their lakeside retreat, all is exactly as they left it. Following is a recent email received from a previous client: "We have been enjoying our mini weekend breaks at the Guest House. It is the perfect place to unwind. I was able to bring my mother up for a couple of nights mid week and she loved getting away from the city. This cottage is a true hidden gem in the Kawarthas. We thoroughly enjoyed the winter months in the comfort of the of the cozy Pied-a-Terre. Beautifully furnished, it is the perfect place to get away, relax and unwind. Provided is a very well-equipped kitchen for cooking family meals after lots of fresh air exploring the many cross country and snow shoeing trails nearby. Enjoy stunning views of the lake and a real Home away from Home!" (Courtesy of Angela L.) This two-acre, estate-like property has 320 feet of wade-in waterfront and sand beach on Shadow Lake. Services include twice monthly professional house cleaning and all utilities (internet and satellite TV with a full suite of programming). There is a private, detached gym available. Travel time is a mere 2 hours from the GTA along a great road network. Experience an indulgent, worry-free stay with no extras beyond the monthly rent. Visit our website for more information.**

Directions: **North on Highway 35 from Coboconk to Courtland Road on right**
Cross St: **Hwy. 35 & Courtland**

Waterfront

Features: **Beach Front, Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Clean, Mixed, Sandy**
Shore Rd Allow: **Owned**
Channel Name: **Owned**
Frontage: **302.00**
Exposure:
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Lawn Sprinkler System, Private Entrance, Year Round Living**
Construct. Material: **Wood**
Shingles Replaced: **Foundation: Poured Concrete**
Yr Built Desc: **1991/Owner/Owner**
Mobile Home Yr: **Serial Number:**
Property Access: **Private Road, R.O.W. (Deeded), Year Round Road, Other**
Other Structures: **None**
Pool Features: **None**
Garage and Parking: **Visitor Parking, Gravel Driveway, Mutual/Shared Driveway**
Parking Spaces: **2**
Services: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Other**
Water Source: **Drilled Well, Shared Well, Well**
Water Tmnt: **UV System, Water Softener**
Lot Size Area/Units: **1.707/Acres**
Acres Range: **0.50-1.99**
Lot Front (Ft): **302.00**
Lot Depth (Ft):
Location: **Lot Irregularities:**
Area Influences: **Beach, Lake Access, Shopping Nearby**
Topography: **Dry, Sloping, Wooded/Treed**
Restrictions: **None**
Roof: **Shingles**
Prop Attached: **Detached**
Apx Age: **31-50 Years**
Lot Fees: **\$0**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces:
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Fronting: **South**

Interior

Interior Feat: **Bar Fridge, Built-In Appliances, Countertop Range, On Demand Water Heater, Oven Built-in, Separate Heating Controls, Skylight, Upgraded Insulation, Water Heater Owned**
Security Feat: **Carbon Monoxide Detector(s), Security System, Smoke Detector(s)**
Basement: **None, ,**

Cooling: **Ductless, Wall Unit**
 Heating: **Fireplace-Propane**
 Fireplace: **/Propane**
 Under Contract: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Garbage Disposal, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Satellite Equipment, Stove, Washer**
 Electric Age:
 Furnace Age:
 Plumbing Age:
 Tank Age:
 FP Stove Op:
 Contract Cost/Mo:
 Furnished: **Yes**
 UFFI: **No**

Common Elements

Condo Fees:
 Pets Allowed: **No** Condo Corp #:

Lease/Rental

Tenant Pays:	None	
Owner Pays:	All Inclusive	
Lease Requirements:	Credit Check, Deposit, Lease Agreement, Rental Application	
Ownership:		Tax Amount/Year: \$9,654/2021
Legal Desc:	PT S1/2 LT 3 CON 11 LAXTON; PT SHORE RDAL LAXTON IN FRONT LT 3 CON 11 CLOSED BY R419429 AS IN R336771 & PT 1 57R8897; T/W R336771; KAWARTHA LAKES	
Zoning:	RR 1	Survey: /2003
PIN:	631130452	Occupant Type: Vacant
ROLL:	165142000118800	Deposit: 4000
Possession/Date:	Flexible/	
Prop Mgt Contact:		Sublease Y/N: No
Common Elem Fee:	No	Local Improvements Fee:
Legal Desc:	PT S1/2 LT 3 CON 11 LAXTON; PT SHORE RDAL LAXTON IN FRONT LT 3 CON 11 CLOSED BY R419429 AS IN R336771 & PT 1 57R8897; T/W R336771; KAWARTHA LAKES	
Zoning:	RR 1	Survey: / 2003
PIN:	631130452	Occupant Type: Vacant
ROLL:	165142000118800	
Possession/Date:	Flexible/	Deposit: 4000

Brokerage Information

List Date: **03/09/2022**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 82](#)**
 Source Board: **Kawartha Lakes**

Prepared By: GAIL MCCORMACK, Broker

Date Prepared: 03/12/2022

POWERED by itsorealestate.com. All rights reserved.

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.