

Cross Property Client Full

106 SHADOW LAKE ROAD 2

Norland, ON K0M 1K0

Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale

Active

Price: \$539,000.00



MLS@#: **133969**
 List Date: **14-Jun-2018**
 Bedrooms (AG/BG): **1 (1/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached Bungalow**
 Style: **Bungalow**
 Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **505.00**
 Road Access Fee:
 Access: **Private Road, R.O.W. (Deeded)**
 Driveway Spaces/Type: **4/Other/Gravel**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Lake/Shadow Lake**
 Shore Rd Allowance: **None** WF Frontage Ft: **505**
 WF Buildings: **Boathouse-Multiple Storey**
 WF Features: **Stairs to Waterfront, Waterfront-Deeded**
 Shore Line: **Hard Bottom, Rocky**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **7**
 Recreational: **Yes**
 Year Built/Desc: **1934/Estimate**
 Lot Depth:
 Lot Size/Acres: **Under .5 Acre/0.35**

Public Remarks: **SHADOW LAKE Many Shadow Lake cottagers will be familiar with this property on the tip of Birch Point, which is now on the market for the first time. With 505 feet of waterfront at the end of the narrow peninsula, the south-facing cottage and boathouse is virtually surrounded by water. The result is a unique combination of privacy and intense connection to the water. There are two buildings on the property. The main cottage is a one-bedroom bungalow with a wrap-around sunroom, vaulted ceilings and a large stone fireplace. The second building near the tip of the point is a two-storey boathouse. The top level has an additional bedroom, while the lower level is currently used for storage, but has potential for development for other uses. The limestone-bottomed waterfront is excellent for swimming and easily accessed. The physical attributes of this charming vintage property are profound and will reward any sensitive refurbishment initiatives undertaken by the new owner.**

Directions: **HWY 35 to Norland, turn right (NE) on Monck Road, turn right on Shadow Lake Road 2.**

Interior Features

Interior Features: **Cathedral Ceiling, Smoke Detector**
 Basement: **Crawl Space/None/** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard/Fireplace-Wood**
 HVAC: **Air Conditioner** Foundation: **Concrete Block, Stone**
 Under Contract \$:
 Under Contract/Rental Items: **None** UFFI: **No** Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular** Exposure: **Multi** Pool: **None** FH Common Fee:
 Exterior Finish: **Vinyl Siding** Lot Irregularities:
 Restrictions: **None**
 Services: **Cell Service, Electricity, Telephone**
 Topography: **Partially Cleared, Rocky, Terraced, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Other/Lake/River** Sewage: **Holding Tank**
 Water Treatment: **Heated Water Line, Sediment Filter**
 Exterior Features: **Deck(s), Porch-Enclosed, Seasonal Living**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Lake Access, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Microwave, Refrigerator, Stove, Satellite Dish, Window Coverings , Generator, Log Splitter, Air Conditioner in Sun Room and Outdoor Fireplace**

Exclusions: **Personal items**

Tax Information

Roll#: **165131004020500** Local Improve Fee/Comments /
 Pin#: **631201007** Zoning: **LSR** Taxes/Year: **\$4,075/2017**
 Assessment \$/Year: **\$439,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LT 1 PL 204 S/T DEBTS IN R214308; T/W R214308; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Foyer	M	3'9"x3'0"	Laminate
Kitchen	M	18'7"x7'7"	Laminate
Living Room	M	17'8"x9'9"	Vaulted Ceiling
Sunroom	M	17'10"x7'5"	Carpet
Dining Room	M	13'4"x7'5"	Carpet
Bedroom	M	15'5"x7'2"	Carpet, Wall-to-Wall Closet
Bathroom	M	9'5"x3'6"	3-Piece, Vinyl Flooring

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Client Full Report

Date Printed: 07/26/2018

Prepared By: **DAVID DONAIS, Sales Representative**

<http://www.kawarthawaterfront.com>

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