



# 1118 ENGLISH CIRCLE Circle, Gooderham, Ontario K0M 1R0

Listing

Client Full

**1118 ENGLISH CIRCLE Ci Gooderham**

Listing ID: 40552176

**Active / Residential**

Price: **\$479,000**

## Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Tamarack Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **734**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **734/Other**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,068.00/2022**

### Remarks/Directions

Public Rmks: **Welcome to this beautiful four season home or cottage with deeded water access to the tranquil waters of Tamarack Lake. You will be captivated instantly as you drive down the privately maintained road to the property perched on a slight hill where almost 2 acres awaits you and your family. The cottage is quaint with open living space, 2 bedrooms and 1 bathroom. The owners have lovingly updated the cottage including four windows, Heat Pump, Woodstove, Generac Stand By Generator, New Kitchen complete with appliances, and so much more. Everything you see comes with the cottage, including dock, kayak, canoe, peddleboat and boat rack, getting you on the lake and enjoying lake life first thing this spring. Tamarack Lake is motor restricted adding to the peacefulness of this property and surroundings.**

Directions: **From Gooderham travel south on Buckhorn Road, Left onto Tamarack Lake Road, Right on Peddleboat Bay Lane Right on English Circle.**

Cross St: **Buckhorn Rd and Tamarack Lake Road**

### Waterfront

Waterfront Type: **Waterfront Community**  
 Waterfront Features: **Water Access Deeded, Motors Restricted**  
 Dock Type: **Private Docking**  
 Shoreline:  
 Shore Rd Allow: **Not Owned**  
 Channel Name:  
 Water View: **No Water View**  
 Boat House:  
 Frontage: **100.00**  
 Exposure:  
 Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				

### Exterior

Construct. Material: <b>Vinyl Siding, Wood</b>	Foundation: <b>Piers</b>	Roof: <b>Asphalt Shingle</b>
Shingles Replaced:		Prop Attached: <b>Detached</b>
Year/Desc/Source: <b>2007/Town Records/Other</b>		Apx Age: <b>16-30 Years</b>
Property Access: <b>Private Road</b>		Rd Acc Fee: <b>\$275</b>
Other Structures: <b>Shed, Storage</b>		Winterized: <b>Fully Winterized</b>
Garage & Parking: <b>Private Drive Single Wide</b>		Garage Spaces:
Parking Spaces: <b>4</b>	Driveway Spaces: <b>4.0</b>	
Services: <b>Electricity, High Speed Internet</b>		Sewer: <b>Septic</b>
Water Source: <b>Well</b>	Water Tmnt:	Acres Rent:
Lot Size Area/Units: <b>1.700/Acres</b>	Acres Range: <b>0.50-1.99</b>	Lot Shape: <b>Irregular</b>
Lot Front (Ft): <b>154.00</b>	Lot Depth (Ft):	Land Lse Fee:
Location: <b>Rural</b>	Lot Irregularities:	
Area Influences: <b>Access to Water, Lake Access, Lake Backlot</b>		Fronting On: <b>North</b>
Topography: <b>Dry, Hillside</b>		Exposure: <b>South</b>
Restrictions:		

### Interior

Interior Feat: **Built-In Appliances, Water Heater Owned, Water Purifier, Water Treatment**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Laundry Feat: **Main Level**  
 Cooling: **Ductless**







Deeded Waterfront



Driveway

English Circle



Tamarack Lake

Tamarack Lake

Tamarack Lake

