

1118 ENGLISH CIRCLE Circle, Gooderham, Ontario K0M 1R0

Listing

Client Full
Active / Residential

1118 ENGLISH CIRCLE Ci Gooderham

Listing ID: 40598284

Price: **\$447,500**



Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Tamarack Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Alt Listing ID: **X8393662**
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: **56**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,068.00/2022**

Remarks/Directions

Public Rmks: **Dreaming of the sounds of nature this summer? Well, English Circle is an amazing community of cottagers and full-time residents, who respect the beautiful surroundings that Tamarack Lake has to offer. You will be captivated by the sounds of nature, yet the conveniences of home. This four-season cottage or year-round home is quaint with an open living space, 2 bedrooms, 1 full bathroom, and laundry room. The owners have lovingly updated the cottage including a new kitchen complete with appliances, four windows, a heat pump, a wood stove, a Generac standby generator, and much more. Everything you see comes with the cottage, including a dock, kayak, canoe, peddle boat, and boat rack, getting you on the lake and enjoying lake life this summer. The deeded waterfront boasts a flat grassed space with a private dock. Tamarack Lake is motor-restricted adding to the peacefulness of this property and surroundings.**

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

Waterfront

Waterfront Type: **Indirect Waterfront**
Waterfront Features: **Water Access Deeded**
Dock Type: **Private Docking**
Shoreline: **Mixed, Sandy, Shallow**
Shore Rd Allow: **None**
Channel Name:

Water View: **No Water View**

Boat House:
Frontage: **100.00**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Deeded Water Access, Fishing**
Construct. Material: **Vinyl Siding, Wood**

Shingles Replaced: Foundation: **Piers**

Year/Desc/Source: **2007/Completed / New/Other**

Property Access: **Municipal Road, Private Road**

Other Structures: **Shed, Storage**

Garage & Parking: **Lane/Alley Parking**

Parking Spaces: **3** Driveway Spaces: **3.0**

Services: **Electricity, High Speed Internet**

Water Source: **Well** Water Tmnt: **Sediment Filter, UV System**

Lot Size Area/Units: **1.700/Acres** Acres Range: **0.50-1.99**

Lot Front (Ft): **154.00** Lot Depth (Ft):

Location: **Rural** Lot Irregularities:

Area Influences: **Access to Water, Beach, Campground, Forest Management, Highway Access, Hospital, Lake Access, Lake Backlot, Quiet Area, Trails Forest, Trees/Woods**

View: Retire Com:
Topography: Fronting On: **West**

Interior

Interior Feat: **Built-In Appliances, Generator-Full, Propane Tank, Water Heater Owned**

Basement: **Crawl Space** Basement Fin: **Unfinished**

Laundry Feat: **Main Level**

Cooling: **Central Air**

Heating: **Heat Pump**

Fireplace: **/Wood Stove**

Under Contract: **Propane Tank**

Inclusions: **Dishwasher, Dryer, Freezer, Furniture, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **Microwave, coffee maker, kettle, toaster, all furniture, dishes, pots/pans, freestanding cabinets, garden tractor & trailer, boat rack, kayak, canoe (needs repair), 2 shelter logic shelters (1 small, 1 large)**

Exclusions: **All staging items**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 25 CON 3 GLAMORGAN PT 2 & 3 19R7839; S/T H268301; T/W H257673; T/W H268301 EXCEPT THE EASEMENT THEREIN RE: H119141; HIGHLANDS EAST**
 Zoning: **LSR**
 Assess Val/Year: **\$119,000/2024**
 PIN: **392280158**
 ROLL: **460190100028710**
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: **Boundary Only/**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5%**

Brokerage Information

List Date: **05/31/2024**
 List Brokerage: **Kawartha Waterfront Realty**

Source Board: Barrie and District Association of REALTORS®
 Prepared By: Kim Elrick, Salesperson
 Date Prepared: 07/26/2024

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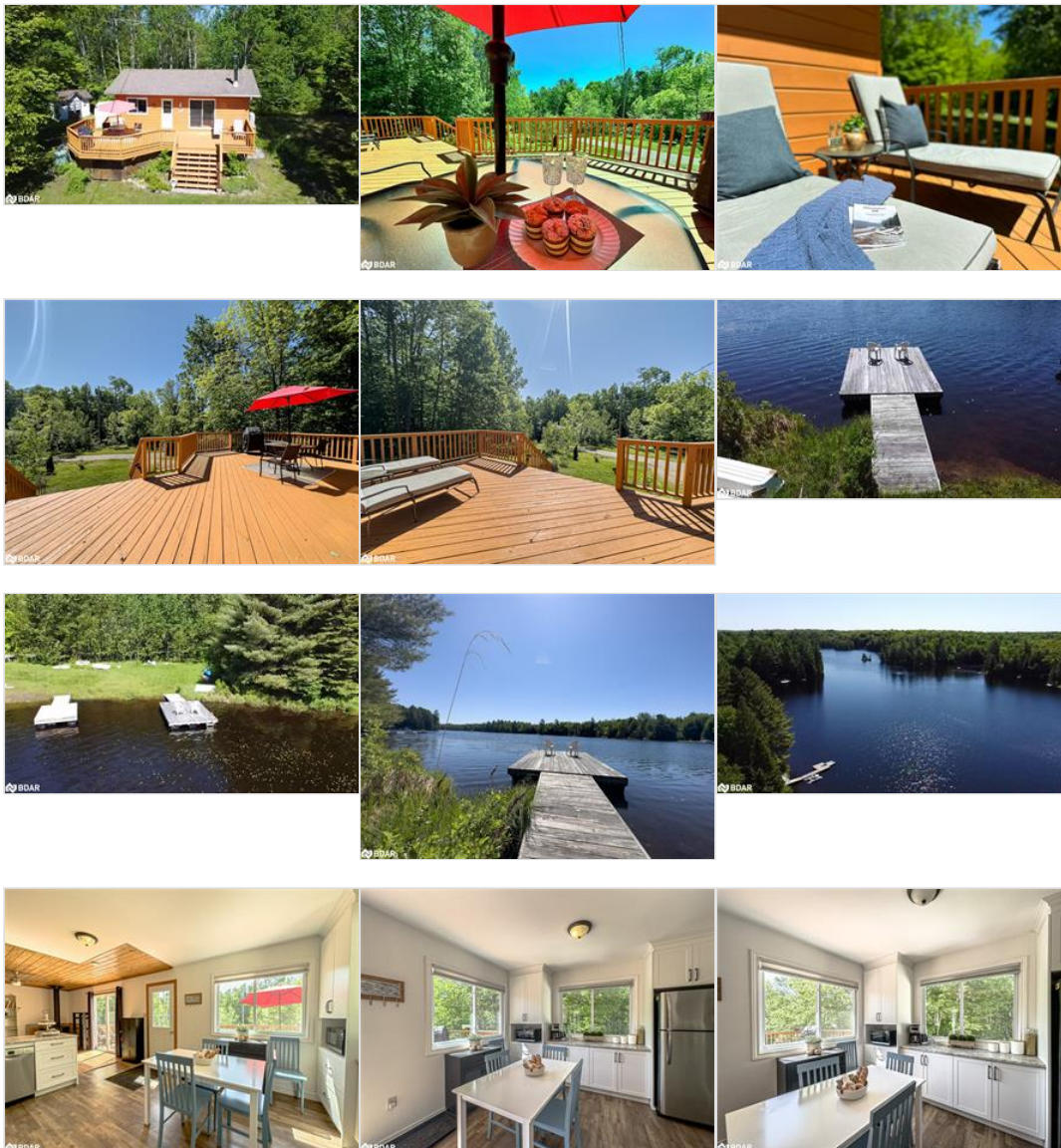
Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bedroom Primary	Main	12' 11" X 11' 4"	3.94 X 3.45	
Bedroom	Main	8' 3" X 11' 5"	2.51 X 3.48	
Living Room	Main	13' 5" X 11' 5"	4.09 X 3.48	
Eat-in Kitchen	Main	15' 11" X 11' 5"	4.85 X 3.48	
Bathroom	Main			4-Piece
Laundry	Main	7' 2" X 11' 4"	2.18 X 3.45	

Photos

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