

17 HALL'S POINT ROAD Road, Norland, Ontario K0M 2L0

Listing

Client Full
Incomplete / Residential

17 HALL'S POINT ROAD Rd Norland

MLS®#: 40166492

Price: \$699,000



Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Bungalow/House



Water Body: **Shadow Lake**

Type of Water: **Lake**

| | Beds | Baths | Kitch |
|------|------|-------|-------|
| Main | 2 | 1 | 1 |

Beds: **2 (2 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **975/Owner**
 SF Fin Range: **501 to 1000**
 AG Fin SF: **975.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,919/2021**

Remarks/Directions

Public Rmks: South west views of Shadow Lake's glistening waters! This three season cottage is situated on the rugged terrain of the Canadian Shield granite. The waterfront offers hard sandy / gravel wade in swimming. 2-3 feet deep off the end of the dock with a short swim out to the swim dock for deep water diving. This traditional cottage boasts an incredible great room with vaulted ceilings. A wood stove adds to the charm while taking the chill off in the shoulder seasons. All this opens up to the spacious sunroom that has large picturesque windows on three sides providing for wonderful views of the lake. The two bedrooms and three piece bath in the main cottage offers lots of great sleeping space for the family. Plus, there is a great bunkie a short distance from the main cottage, and a smaller shed / bunkie. The dry boat house is situated at the shoreline for all your water toy storage. 150 feet of private waterfront with a new deck for lounging and entertaining. The Houston Marine floating dock is the perfect place to enjoy the lake all day long. Privacy from the neighbours and less than 2 hours from the GTA make this cottage getaway a dream come true.

Directions: From Cobocok take Base Line Road North to Shadow Lake Road 4. Keep right at the first fork (white signs) then left at the next fork. To the end (just past the garage to left). Turn left up driveway. Do not drive on the holding tank which is staked.

Cross St: Base Line and Shadow Lake Rd 4

Common Elements

Waterfront

Features: **Waterfront-Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Gravel, Hard Bottom, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House: **Dry Boathouse - Single**
 Frontage: **150.00**
 Exposure: **South, West**
 Island Y/N: **No**

Auxiliary Buildings

| Building Type | Beds | Baths | # Kitchens | Winterized |
|---------------|------|-------|------------|------------|
| Bunkhouse | | | | |
| Bunkhouse | | | | |
| Boathouse | | | | |

Exterior

Construct. Material: **Wood**
 Shingles Replaced: **2011**
 Year/Desc/Source: **//**
 Property Access: **Municipal Road, Private Road, Year Round Road**
 Other Structures: **Shed, Other**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **6**
 Parking Level/Unit: **//**
 Services: **Cell Service, Electricity, High Speed Internet Avail, Recycling Pickup, Telephone Available**
 Water Source: **Lake/River**
 Lot Size Area/Units: **/**
 Lot Front (Ft): **150.00**
 Location: **Rural**
 Area Influences: **Beach, Cul de Sac/Dead End, Golf, Highway Access, Hospital**
 View: **Lake**
 Topography: **Rocky, Sloping**
 Restrictions:

Foundation: **Piers**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee: **\$240**
 Winterized:

Garage Spaces:
Holding Tank

Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Retire Com:
 Fronting On: **South**
 Exposure: **South**

Interior

Interior Feat: **Ceiling Fans, Sewage Pump, Water Heater Owned**
 Basement: **None**
 Basement Fin:

Cooling: **None**
 Heating: **Space Heater(s), Woodstove**
 Fireplace: **/Wood Stove**
 Inclusions: **Furniture, Refrigerator, Stove**
 Add Inclusions: **See Schedule B**
 Exclusions: **See Schedule B**

FP Stove Op:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 69 CON FRONT RANGE SOMERVILLE AS IN A48961 EXCEPT THE T/W EASEMENT THEREIN; S/T A48961; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$395,000/2021**
 PIN: **631201270**
 ROLL: **165131004014600**
 Possession/Date: **Immediate/**

Local Improvements Fee:
 Survey: **Boundary Only/ 2016**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **5%**

Brokerage Information

List Date: **09/22/2021**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 82](#)**
 Source Board: **Kawartha Lakes**

Prepared By: **KIM ELRICK, Salesperson**Date Prepared: **09/23/2021**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

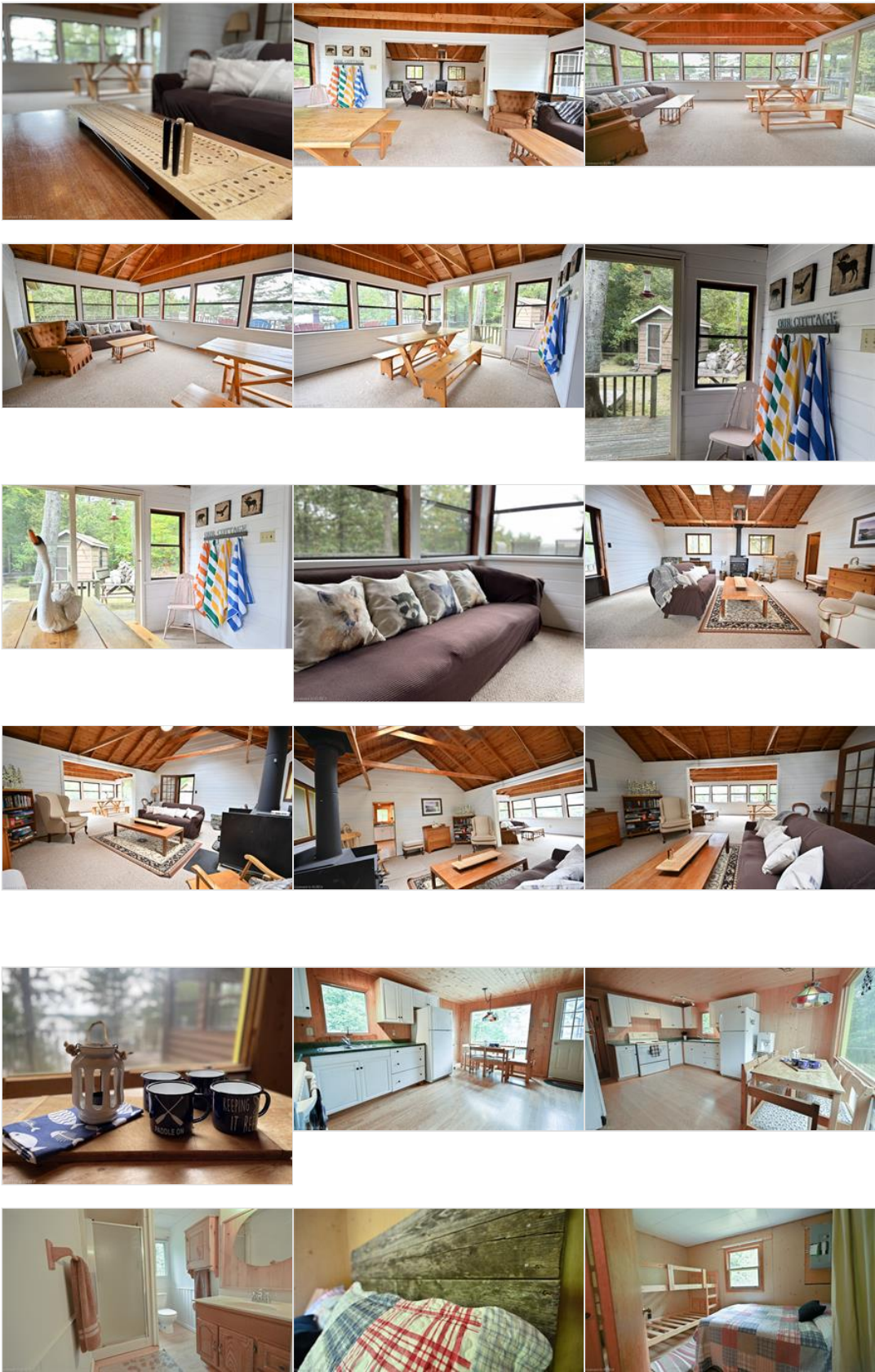
Rooms

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| Room | Level | Dimensions | Dimensions (Metric) | Room Features |
|-----------------|-------|-----------------|---------------------|---------------|
| Bedroom Primary | Main | 9' 5" X 11' 2" | 2.87 X 3.40 | |
| Bedroom | Main | 7' 8" X 11' 7" | 2.34 X 3.53 | |
| Bathroom | Main | 7' 5" X 11' 7" | 2.26 X 3.53 | 3-Piece |
| Eat-in Kitchen | Main | 11' 8" X 15' 2" | 3.56 X 4.62 | |
| Great Room | Main | 19' 3" X 15' 0" | 5.87 X 4.57 | |
| Sunroom | Main | 19' 3" X 11' 5" | 5.87 X 3.48 | |

Photos

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Shed or could be used as a small bunkie

Bunkie





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