

19 QUEEN Street, Bolsover, Ontario K0M 1B0

Listing

Client Full

[19 QUEEN St Bolsover](#)

MLS®#: 40413533

Active / ResidentialPrice: **\$929,000****Kawartha Lakes/Kawartha Lakes/Eldon (Twp)****Bungalow/House**Water Body: **Talbot River**Type of Water: **River**

	Beds	Baths	Kitch
Basement	2	1	
Main	2	1	1

Beds (AG+BG): **4 (2 + 2)**
 Baths (F+H): **2 (2 + 0)**
 SF Fin Total: **2,072**
 AG Fin SF Range: **1001 to 1500**
 AG Fin SF: **1,036/Other**
 BG Fin SF: **1,036**
 DOM/CDOM: **0/25**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,354.19/2022**

[Remarks/Directions](#)

Public Rmks: Make memories at this stunning family cottage, earn amazing potential rental income, or both at this turnkey year-round perfectly located waterfront home. Located on a peaceful, no boat traffic offshoot off the main channel of the famous historic Trent-Severn Waterway your boating opportunities are endless! Take a one minute boat ride into Canal Lake or a longer adventure to Georgian Bay. Did we mention you can also WALK in under 10mins to a local grocer, LCBO and Western Trent Golf Course? This bright home features an open concept living/dining/kitchen area, large windows overlooking a level lot and scenic waterfront, spacious bedrooms and renovated bathrooms. Finished basement with heating and cooling! This property has had about \$120,000 in NEW renovations and upgrades between 2021 and 2023 including a new septic tank, shoreline and dock, furnace and central air. The well water is complete with triplex filtration system. Large detached garage. 30 mins to Orillia, 80mins to Toronto. Just move in and enjoy! Please visit realtors website for more details.

Directions: From Beaverton, take Highway 48 to Bolsover, Left on Bolsover Road, Left on Queens Gate, Right on Queen St to sign (parking in driveway in front of garage or in front of the wood fence)

[Common Elements](#)

Locker:

Balcony:

[Waterfront](#)

Features: Trent System, Waterfront-Deeded
Dock Type: Private Docking
Shoreline:
Shore Rd Allow: Owned
Channel Name:

Boat House:
Frontage: 71.00
Exposure: East, South
Island Y/N: No

[Auxiliary Buildings](#)

Building Type	Beds	Baths	# Kitchens	Winterized
Garage				

[Exterior](#)

Construct. Material: Stucco (Plaster)	Foundation: Concrete Block	Roof: Asphalt Shingle
Shingles Replaced: 2021		Prop Attached: Detached
Year/Desc/Source: 1974/Completed / New/Other		Apx Age: 31-50 Years
Property Access: Municipal Road, Private Road		Rd Acc Fee:
Garage & Parking: Detached Garage//Private Drive Double Wide		Garage Spaces: 1.0
Parking Spaces:	Driveway Spaces: 3.0	
	Sediment Filter, UV System, Water Purification, Water System	Sewer: Septic
Water Source: Well	Water Tmnt:	
Lot Size Area/Units: 0.267/Acres	Acres Range: < 0.5	Acres Rent:
Lot Front (Ft): 66.00	Lot Depth (Ft): 0.00	Lot Shape: Irregular
Location: Rural	Lot Irregularities:	Land Lse Fee:
Area Influences: Beach, Campground, Cul de Sac/Dead End, Golf, Hospital, Lake Access, Landscaped, Place of Worship, Playground Nearby, School Bus Route, Schools, Shopping Nearby, Trails		
Topography: Flat, Sloping, Terraced		Fronting On: East
Restrictions:		Exposure: East
School District: Trillium Lakelands District School Board		
Elementary School: Lady Mackenzie Public School		

[Interior](#)

Interior Feat: Built-In Appliances, Ceiling Fans, Propane Tank, Upgraded Insulation, Water Heater Owned, Water Purifier, Water Treatment
Basement: Full Basement
Basement Fin: Fully Finished
Laundry Feat: In Basement

Cooling: **Central Air**
 Heating: **Forced Air-Propane**
 Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**
 Add Inclusions: **Please see inclusions list**
 Exclusions: **All staging items - including furniture in recreation room in basement and all other items not identified in inclusions list**

Electric Age: **2022** Plumbing Age: **2022** Furnished:
 Furnace Age: **2021** Tank Age: **2022** UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 3 S/S QUEEN ST PL 15 ELDON; PT W1/2 LT 27 CON 2 ELDON AS IN R317535; KAWARTHA LAKES**
 Zoning: **RR3** Survey: **Available/**
 Assess Val/Year: **\$323,000/2022** Hold Over Days:
 PIN: **631710365** Occupant Type: **Owner**
 ROLL: **165116005041300**
 Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **05/04/2023**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

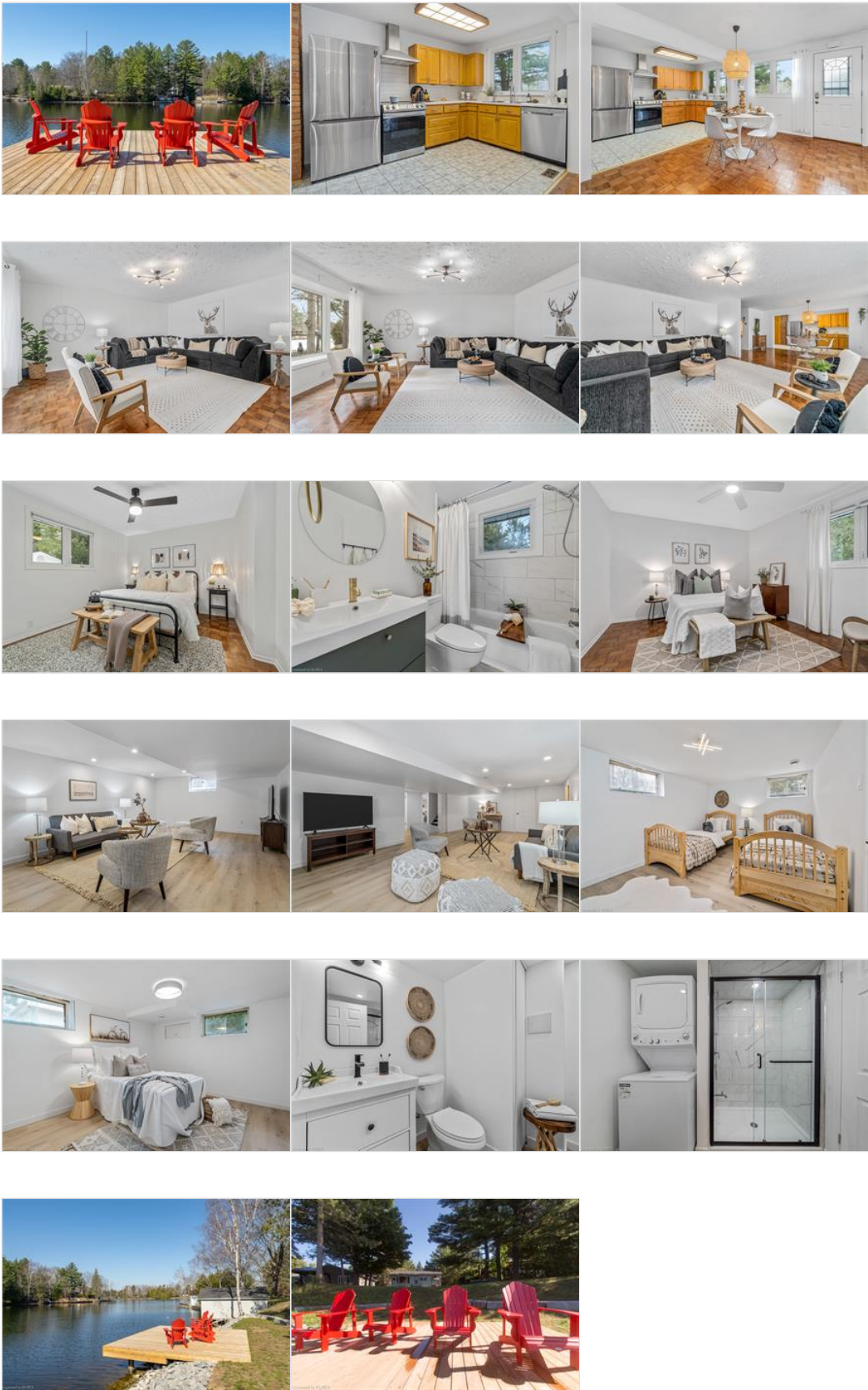
Source Board: Kawartha Lakes Real Estate Association
 Prepared By: KIM ELRICK, Salesperson
 Date Prepared: 05/04/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Rooms
MLS® #: 40413533

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	14' 9" X 8' 0"	4.50 X 2.44	
Dining Room	Main	14' 9" X 11' 0"	4.50 X 3.35	
Bedroom	Main	13' 6" X 11' 10"	4.11 X 3.61	
Bedroom Primary	Main	13' 8" X 11' 0"	4.17 X 3.35	
Bathroom	Main	7' 5" X 5' 1"	2.26 X 1.55	4-Piece
Living Room	Main	14' 0" X 17' 0"	4.27 X 5.18	
Bedroom	Basement	14' 0" X 10' 5"	4.27 X 3.17	
Bedroom	Basement	13' 8" X 10' 3"	4.17 X 3.12	
Recreation Room	Basement	25' 5" X 13' 3"	7.75 X 4.04	
Bathroom	Basement			3-Piece, Laundry
Utility Room	Basement	11' 6" X 10' 8"	3.51 X 3.25	

Photos
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