

## Property Member Full

## 24 PARK LANE Lane, Sebright, Ontario L0K 1W0

Listing

Member Full  
Active / Residential

Confidential for REALTORS® Only

MLS® #: 40476176  
List Price: \$999,999.00  
New ListingKawartha Lakes/Kawartha Lakes/Carden (Twp)  
Bungalow/House/DetachedWater Body: Dalrymple Lake  
Type of Water: Lake

	Beds	Baths	Kitch
Lower	2	1	
Main	3	1	1

Interboard MLS® #: **X6779650**  
 Beds (AG+BG): **5 (3 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SqFt Fin Total: **2,037**  
 AG Fin SqFt Range: **1001 to 1500**  
 AG Fin SqFt: **1,201/Other**  
 BG Fin SqFt: **836/Other**  
 DOM/CDOM: **1/139**  
 Ownership Type: **Freehold/None**  
 Tax Amt/Yr: **\$2,350.66/2023**  
 Lot Size: **0.660/Acres**

Recent: **08/30/2023 : New Listing**  
 Seller: OSTLER, MARK; OSTLER, MAGGIE  
 ARN/PIN: 165103600303300 / 631080497  
 Legal: LT 17 PL 321 S/T INTEREST IN R353312; KAWARTHA LAKES

## Remarks/Directions

Public: **A true cottage life experience! This waterfront oasis boasts Captivating Sunrises, Sandy Wade in Waterfront, Four Season Living/Cottaging and less than 2 hrs from Toronto, and 20mins to Orillia. The whole family will love the flat lawn to the waters edge, where you will find a 40 foot dock that is 3-4 feet deep at the end. The home/cottage has been well taken care of with may updates since 2019, including septic tank improvements, Propane added to the property to accomodate a Rinai Wall Heater, Stove, Dryer On Demand Hot water heater. Additionally, all baseboards have been updated with Hydronic Technology and all have their own Mysa Smart Thermostats. This quiet upscale neighbourhood shows pride of ownership by all, and is supported by the Dalrymple Park Association (\$325/year). Dalrymple lake is primarily a spring-fed lake that has great fishing, watersports and winter recreation. Please visit realtors website for many more details of the updates recently made and much more.**

REALTOR®: **See documents for more property details, inclusions / exclusions and more about the renovations completed. Pre list inspection report available upon request. Please note that the dock will have been removed on the September Long weekend due to back to school and sports schedules of the family in September and October.**

Directions to Property: **From Beaverton take Highway 12, turn right (north) on Highway 169, right on Township Rd 46, Straight on Kirkfield Road, Left on Avery Point Road, Right on Marlene Right on Park Lane to sign**  
 Cross St: **Kirkfield Road and Avery Point**

## Common Elements

## Waterfront

Waterfront Type:	<b>Direct Waterfront</b>	Water View:	<b>Direct Water View</b>
Waterfront Features:	<b>Beach Front</b>	Boat House:	
Dock Type:	<b>Private Docking</b>	Frontage:	<b>109.00</b>
Shoreline:	<b>Sandy, Shallow</b>	Exposure:	<b>East</b>
Shore Rd Allow:	<b>Not Owned</b>	Island Y/N:	<b>No</b>
Channel Name:			

## Exterior

Construct. Material:	<b>Vinyl Siding</b>	Roof:	<b>Metal</b>
Shingles Replaced:	<b>2011</b>	Prop Attached:	<b>Detached</b>
Year/Desc/Source:	<b>1969/Completed / New/Other</b>	Apx Age:	<b>51-99 Years</b>
Property Access:	<b>Private Road, Public Road, Year Round Road</b>	Rd Acc Fee:	<b>\$325</b>
Garage & Parking:	<b>Private Drive Single Wide//Gravel Driveway</b>	Garage Spaces:	
Parking Spaces:	<b>6</b>	Driveway Spaces:	<b>6.0</b>
Services:	<b>Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup</b>	Sewer:	<b>Septic</b>
Water Source:	<b>Shared Well</b>	Water Tmnt:	<b>Water Softener</b>
Lot Size Area/Units:	<b>0.660/Acres</b>	Acres Range:	<b>0.50-1.99</b>
Lot Front (Ft):	<b>109.00</b>	Lot Depth (Ft):	<b>0.00</b>
Location:	<b>Rural</b>	Lot Irregularities:	
Area Influences:	<b>Beach, Campground, Cul de Sac/Dead End, Forest Management, Lake Access, Quiet Area, Schools, Shopping Nearby</b>		
View:	<b>Lake</b>	Retire Com:	
Topography:	<b>Dry, Flat, Level</b>	Fronting On:	<b>East</b>
Restrictions:		Exposure:	<b>East</b>

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, On Demand Water Heater, Propane Tank, Separate Heating Controls, Water Heater Owned, Water Softener, Water Treatment, Work Bench, Workshop**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Basement Feat: **Separate Entrance, Walk-Out**  
 Laundry Feat: **Other**  
 Cooling: **None**  
 Heating: **Airtight Stove, Baseboard, Propane, Wall Furnace, Wood, Woodstove**  
 Fireplace: **1/Family Room, Wood Stove** FP Stove Op: **Yes**  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Lease to Own: **None**  
 Inclusions: **Dryer, Furniture, Gas Stove, Refrigerator**  
 Add Inclusions: **All furniture, 1 canoe, 2 adult sit in kayaks (red & Blue) 1 kid's sit in kayak (yellow), 1 paddleboat, 2 washing machines, All dishes, cutlery, glasses, pots and pans, all beds as seen**  
 Exclusions: **large wooden unit in the front hall, small foldable table in the large basement bedroom, large metal row boat, personal items**  
 Furnace Age: Tank Age: **2019** UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **LT 17 PL 321 S/T INTEREST IN R353312; KAWARTHA LAKES**  
 Zoning: **LSR** Survey: **Available/ 2014**  
 Assess Val/Year: **\$313,000/2022** Hold Over Days:  
 PIN: **631080497** Occupant Type: **Owner**  
 ROLL: **165103600303300**  
 Possession/Date: **Flexible/** Deposit: **5%**

Marketing

Showing Requirements: **Showing System, TLSP (List Salesperson)**  
 Showings:  
 Showing Remarks: **Lock all doors and turn off lights. Book via Showing Time or call/text listing agent**  
 Lockbox Type: **Other** Locbox Loc/Serial#: **Front Door/**  
 Sign on Prop: **Yes**  
 Possession: **Flexible**

Brokerage Information

List Date: **08/30/2023** Expiration Date: **11/30/2023** Int Bearing Bkg Trust Account: **No**  
 Financing: SPIS: Contact After Expired: **No**  
 Buyer Agency Compensation Remarks: **2.5% + HST If listing agent has introduced or shown the listing to the buyer, the coop agent agrees to a 25% referral back to listing agent** Special Agreement: **No**  
 Assignment Of Listing: HST Applicable to Sale: **Included**  
 Offer Remarks: **Include schedule B with all offers. 24 hours irrevocable as per seller direction**  
 Original List Price: **\$999,999.00**  
 List Brokerage: [KAWARTHA WATERFRONT REALTY INC. - 170](#)  Brkge #: **705-438-3000**  
 List Salesperson: [KIM ELRICK, Salesperson](#)  Direct #: **647-523-6071**  
 Email: [kim@kawarthawaterfront.com](mailto:kim@kawarthawaterfront.com) L/SP Cell: **647-523-6071**

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**Confidential for REALTORS® Only**  
 Source Board: Kawartha Lakes Real Estate Association  
 Prepared By: KIM ELRICK, Salesperson  
 Date Prepared: 08/31/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Rooms

**MLS® #: 40476176**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Kitchen/Dining Room</b>	Main	15' 10" X 19' 8"	4.83 X 5.99	
<b>Living Room</b>	Main	14' 9" X 19' 7"	4.50 X 5.97	
<b>Bathroom</b>	Main	9' 6" X 5' 0"	2.90 X 1.52	4-Piece
<b>Bedroom</b>	Main	12' 4" X 9' 9"	3.76 X 2.97	
<b>Bedroom</b>	Main	9' 0" X 9' 7"	2.74 X 2.92	
<b>Bedroom Primary</b>	Main	17' 7" X 10' 0"	5.36 X 3.05	
<b>Bedroom</b>	Lower	18' 9" X 10' 7"	5.72 X 3.23	
<b>Desc: Currently being used as a bedroom however septic not sized for more than 3 bedrooms. Great office space, storage space</b>				
<b>Bedroom</b>	Lower	12' 4" X 8' 9"	3.76 X 2.67	
<b>Desc: Currently being used as a bedroom however septic not sized for more than 3 bedrooms. Great office space, storage space</b>				
<b>Bathroom</b>	Lower	8' 0" X 8' 0"	2.44 X 2.44	4-Piece
<b>Bonus Room</b>	Lower	9' 2" X 7' 8"	2.79 X 2.34	
<b>Desc: could be a reading nook, den, office space, storage space</b>				
<b>Game Room</b>	Lower	9' 6" X 9' 5"	2.90 X 2.87	
<b>Laundry</b>	Lower			
<b>Workshop</b>	Lower			

Photos

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Open Concept Living, Dining and Kitchen



Cozy up to the Fire Place this fall!

Primary Bedroom



Primary Bedroom

3rd Bedroom - Main Level

2nd Bedroom- Main Level



Main level Bath



Lower Level - Bonus Room



Lower Level - Bonus Room



Lower Level - Bonus Room



Lower Level Bath



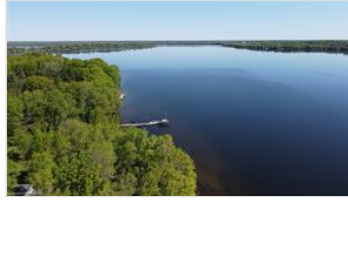
Games Room



Potential Reading Nook!



Lower level Laundry, utility room



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