

Cross Property Client Full

26 SHADOW LAKE ROAD 12 ROAD
Coboconk, ON K0M 1K0
 Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale
Active

Price: \$849,000.00



MLS®#: **139963**
 List Date: **10-Jul-2018**
 Bedrooms (AG/BG): **7 (7/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached Bungalow**
 Style: **Bungalow**
 Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **429.99**
 Road Access Fee:
 Cross Streets: **Base Line Road**
 Access: **Private Road, R.O.W. (Deeded), Seasonal Access**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **10/Outside/Surface/Open/Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/Shadow Lake**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **429**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Beach, Dock, Waterfront-Deeded**
 Shore Line: **Clean, Natural, Sandy**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **1923/Completed / New**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.83**

Public Remarks: **This one-of-a-kind heritage property on Shadow Lake fully supports the saying that 'The oldest properties usually claim the best waterfront' . Approximately 430 feet of shoreline highlights the perimeter. Ownership over the years of this treasured offering boasts several generations of family. Large living room with fireplace, 7 bedrooms and a spacious wrap-around verandah are some of the many details of the cottage, located in a commanding position on the point of a peninsula. Panoramic lake views from waterside decks are spectacular.**

Directions: **Base Line Road north from Coboconk to Shadow Lake Road 12 on left. Bear left to cottage at end of road,**

Interior Features

Interior Features: **Cathedral Ceiling, Skylight**
 Basement: **Crawl Space/None/** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard, Fireplace-Wood/**
 HVAC: **None** Foundation: **Concrete Block, Perimeter Wall, Piers**
 Under Contract \$:
 Under Contract/Rental Items: **None** UFFI: **No** Furnace Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular** Exposure: **North East** Pool: **None** FH Common Fee: **No**
 Exterior Finish: **Vinyl Siding, Wood** Lot Irregularities:
 Restrictions: **Easement, Right-of-Way**
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Topography: **Level, Partially Cleared, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced: **2015**
 Water/Supply Type: **Other/Lake/River** Sewage: **Holding Tank**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Patio(s), Porch-Enclosed**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Beach, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Satellite Dish, Smoke Detector See Schedule B on file for a full list of inclusions**

Exclusions: **Ceiling Light above Dining Area Table**

Tax Information

Roll#: **165131005051300** Local Improve Fee/Comments **No/**
 Pin#: **631200135** Zoning: **Rural General** Taxes/Year: **\$4,973/2017**
 Assessment \$/Year: **\$515,000/2018** Survey/Year: **Yes 2004** Survey Type: **Available**
 Legal Description: **PT LT 57-58 CON FRONT RANGE SOMERVILLE AS IN R287855, S/T \$ T/W R287855 CITY OF KAWARTHA LAKES**

Rooms

| Room | Level | Dimensions | Features |
|-------------------------|-------|------------|-------------|
| Bedroom | M | 12'x10' | Wainscoting |
| Bedroom | M | 12'x10' | Wainscoting |
| Bathroom | M | 10'x7'6" | 3-Piece |
| Bedroom | M | 10'x9' | |
| Bedroom | M | 10'x10'5" | |
| Bedroom | M | 10'x9' | |
| Bedroom | M | 10'x9' | |
| Living Room/Dining Room | M | 29'x15' | Fireplace |
| Kitchen | M | 19'x14' | |
| Porch | M | 10'x45' | |
| Porch | M | 10'x15' | |
| Bedroom | M | 10'x9' | |

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Client Full Report

Date Printed: 09/05/2018

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