

26 SHADOW LAKE ROAD 12, Coboconk, Ontario K0M 1K0

Listing

Client Full

[26 SHADOW LAKE ROAD 12 Coboconk](#)

MLS® #: 40129861

Active / ResidentialPrice: **\$1,979,000**

Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Cottage/House

Water Body: **Shadow Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	2	1

Beds: **3 (3 + 0)**
 Baths: **2 (2 + 0)**
 SF Total: **1,578/Owner**
 SF Range: **1501 to 2000**
 Abv Grade Fin SF: **1,578.00/Owner**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$5,556/2021**

Remarks/Directions

Public Rmks: An historic Shadow Lake property with generations of family ownership is offered to those seeking a waterfront property that promises special memories. Great grandparents of the present owner laid claim in the early 1900's to a unique peninsula of land jutting westward into Shadow Lake. In a commanding position on the point, it was the perfect spot to build a cottage. Panoramic lake views along with sunsets were an unbeatable combination. The present owner has brought talents into play to transform this vintage family cottage into an open concept year-round showcase with all of today's designer choices. Careful buyers will note that furnishings, beds, appliances and other miscellaneous items are top quality and new. Plumbing, electrical, lighting, fixtures and other important features meet or exceed today's standards. A fabulous wrap-around 3 - season veranda plays host, rain or shine, to family and friends for dinner, games or quiet relaxation. This one-of-a-kind property offers 430 feet of waterfront with wide open panoramic lake views. Water depth varies from 4' to 20' to satisfy everyone's water activities. Always extra special is a visit to nearby Back Bay to enjoy the loons, herons and other aquatic wildlife in a peaceful setting. This unique package offers a fully turn-key opportunity for immediate enjoyment during this summer. Just bring your personal effects.

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

Common Elements

Waterfront

Features: Waterfront-Deeded
Dock Type: Private Docking
Shoreline: Clean, Deep, Mixed, Shallow
Shore Rd Allow: Owned
Channel Name: Shadow Lake

Boat House: Boathouse-Single Slip, Boathouse-Wetslip
Frontage: 430.00
Exposure: North, South, West
Island Y/N: No

Exterior

Exterior Feat:	Deck(s), Patio(s), Porch-Enclosed, Year Round Living	Roof:	Asphalt Shingle
Construct. Material:	Wood	Prop Attached:	Detached
Shingles Replaced:	2017	Apex Age:	51-99 Years
Foundation:	Block, Perimeter Wall, Piers, Stone	Rd Acc Fee:	Fully Winterized
Year/Desc/Source:	1923/Historic/Owner	Winterized:	Fully Winterized
Property Access:	Private Road	Garage Spaces:	1.0
Other Structures:	Storage	Sewer:	Holding Tank
Garage & Parking:	Detached Garage, Outside/Surface/Open, Gravel Driveway	Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available	
Parking Spaces:	11		
Driveway Spaces:	10.0		
Parking Assigned:			
Water Source:	Lake/River	Heated Water Line, Reverse Osmosis, Sediment Filter, UV System	
Water Tmnt:			
Lot Size Area/Units:	0.662/Acres	Acres Range:	0.50-1.99
Lot Front (Ft):	429.99	Acres Rent:	
Location:	Rural	Lot Shape:	Irregular
Area Influences:	Lake/Pond	Land Lse Fee:	
View:	Clear, Lake, Trees/Woods	Retire Com:	
Topography:	Level, Rocky, Wooded/Treed	Fronting On:	East

Interior

Interior Feat: Bar Fridge, Ceiling Fans, Separate Heating Controls, Upgraded Insulation, Water Heater Owned, Water Purifier
Security Feat: Carbon Monoxide Detector(s), Smoke Detector(s)
Access Feat: Bath Grab Bars, Doors Swing In, Level Entrance, Level within Dwelling, Open Floor Plan
Basement: Crawl Space **Basement Fin:** Unfinished

Laundry Feat: **Electric Dryer Hookup, Main Level, Sink, Washer Hookup**
 Cooling: **Other**
 Heating: **Baseboard, Fireplace-Wood, Wood**
 Fireplace: **1/Family Room, Wood**
 Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Carbon Monoxide Detector, Dishwasher, Dryer, Furniture, Microwave, Range Hood, Refrigerator, Satellite Dish, Smoke Detector, Stove, Washer, Wine Cooler**
 Electric Age: **1 year**
 Furnace Age: **1 year**

Plumbing Age: **1 year**
 Tank Age: **N/A**

FP Stove Op: **Yes**
 Contract Cost/Mo: **0.00**
 Furnished: **No**
 UFFI: **No**

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 57-58 CON FRONT RANGE SOMERVILLE AS IN R287855; T/W R287855 PART. RELEASED BY KL151497 & KL151498 T/W AN EASEMENT OVER PT LT 57, PT 2 PL 57R10722 AS IN KL149955 T/W AN EASEMENT OVER PT LT 57, PT 5 PL 57R10722 AS IN KL149957, CITY OF KAWARTHA LAKES**
 Zoning: **RR**
 Assess Val/Year: **\$560,000/2021**
 PIN: **631200135**
 ROLL: **165131005051300**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/ 2004**
 Hold Over Days:
 Occupant Type: **Owner**
 Deposit: **75000**

Brokerage Information

List Date: **06/17/2021**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 82](#)**
 Source Board: **Kawartha Lakes**

Prepared By: BRENDA CARROLL, Personal Assistant

Date Prepared: 06/18/2021

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

Rooms

MLS® #: 40129861

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Bedroom Primary	Main	9' 3" X 12' 11"	2.82 X 3.94	Vinyl Flooring
Bedroom	Main	9' 10" X 11' 10"	3.00 X 3.61	Vinyl Flooring, Wainscoting
Bedroom	Main	9' 9" X 11' 9"	2.97 X 3.58	Vinyl Flooring, Wainscoting
Bathroom Primary	Main	9' 4" X 7' 4"	2.84 X 2.24	4-Piece, Double sink, Vinyl Flooring
Bathroom	Main	9' 2" X 4' 9"	2.79 X 1.45	3-Piece, Ensuite, Sliding doors, Vinyl Flooring
Living Room	Main	13' 9" X 20' 3"	4.19 X 6.17	Fireplace, Open Concept, Vinyl Flooring
Dining Room	Main	13' 9" X 8' 8"	4.19 X 2.64	Open Concept
Kitchen	Main	11' 5" X 21' 4"	3.48 X 6.50	Open Concept
Utility Room	Main	6' 0" X 6' 11"	1.83 X 2.11	Vinyl Flooring
Office	Main	9' 3" X 7' 7"	2.82 X 2.31	Vinyl Flooring
Porch	Main	45' 3" X 15' 6"	13.79 X 4.72	

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