

Property Client Full

31 Shadow Lake 40 Road, Kawartha Lakes, Ontario K0M 1K0

Listing

31 Shadow Lake 40 Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: **X12407900**

List Price: **\$1,499,000**

New Listing



Kawartha Lakes/Kawartha Lakes/Somerville

Tax Amt/Yr: **\$6,254.00/2024** Transaction: **Sale**
 SPIS: **No** DOM: **1**
 Legal Desc: **LT 5 PL 571; PT LT 39 CON FRONT RANGE SOMERVILLE AS IN R408239; KAWARTHA LAKES LT 6 PL 571 T/W R398195; CITY OF KAWARTHA LAKES**

Style: **Bungalow Raised** Rooms Rooms+: **18+0**
 Fractional Ownership: BR BR+: **4(3+1)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **0.50 - 1.99**
 Lot Front: **228.00** Fronting On:
 Lot Depth: **374.00**
 Lot Size Code: **Feet**
 Zoning: **RR2**
 Dir/Cross St: **Hwy 35 and County Road 42 (Baseline Road)**

PIN #:	631191098	ARN #:	165131005111000	Contact After Exp:	No
Holdover:	90	Possession Date:			
Possession:	Flexible				
Kitch Kitch + Island YN:	1 (1+0)	Exterior:	Brick, Wood	Water:	Other
Fam Rm:	Yes	Garage:	Yes	Water Supply:	Heatd WaterIne, UV System
Basement:	Yes/Finished W/O, Full	Gar/Gar Spcs:	Detached Garage/3.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	5.00	Waterfront Feat:	Dock
Fireplace Feat:	Propane, Wood Stove	Tot Pk Spcs:	8.00	Waterfront Struc:	Not Applicable
Interior Feat:	Central Vacuum, Generator - Partial, Sewage Pump	Pool:	None	Well Capacity:	
Heat:	Forced Air, Propane	Room Size:		Well Depth:	
A/C:	Yes/Central Air	Rural Services:	Garbage Pickup	Sewers:	Septic
Central Vac:	Yes	Security Feat:		Special Desig:	Unknown
Apx Age:	51-99			Farm Features:	
Laundry Lev:	Main			Winterized:	Fully
Property Feat:	Cul De Sac, Lake/Pond, Wooded/Treed				
Exterior Feat:	Deck, Patio				
Roof:	Asphalt Shingle, Metal				
Foundation:	Concrete Block				
Topography:	Sloping				
Soil Type:					
Alternate Power:	Generator - wired				
Water Name:	Gull River				
Waterfront Y/N:	Yes	Waterfront:	Direct	Waterfront Frontage (M):	69.00
Water Struct:	Not Applicable	Easements/Restr:	Unknown		
Water Features:	Dock	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Under Contract:	Propane Tank	Shoreline Exposure:	West		
Access To Property:	Municipal Road				
Shoreline:	Clean, Deep				
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Irregular	Lot Size Source:	GeoWarehouse
		Remarks/Directions			

Client Rmks: **This is a unique property with many attractive features that is ideal for those looking for an updated and comfortable waterfront home or weekend getaway with plenty of space for family and guests. The property consists of two separately deeded lots on just under two acres on a lake-like widening of the Gull River just before it passes through Coboconk. The property provides 228 feet of west-facing, dive-off-the-dock waterfront, exceptional privacy, boat access to the Shadow Lake System, and easy access via a municipal road to town shopping and services a short distance away. The home has four bedrooms, three bathrooms and over 2,500 sq ft of living area on two levels, highlighted by a spectacular kitchen on the main level and a lower level living room with floor-to-ceiling windows that takes full advantage of the home's location close to the waterfront to provide stunning vistas across the water. Other highlights include a large laundry room and pantry off the kitchen, an updated 5 pc bathroom, a spacious back yard patio, and lovely waterside stonework. New appliances (washer/dryer/dishwasher/microwave) have recently been installed. The newer (2014) garage is large, high-ceilinged and has an insulated workshop. Most furniture, including a few pieces in the garage, is included in the sale.**

Inclusions: **Dock, all appliances, window coverings, furniture except where excluded**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Rooms

MLS® #: X12407900

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Family Room	Main	3.78 M X 2.68 M	12.40 Ft x 8.79 Ft		
Kitchen	Main	4.42 M X 5.42 M	14.50 Ft x 17.78 Ft		
Dining Room	Main	3.72 M X 5.64 M	12.20 Ft x 18.50 Ft		
Primary Bedroom	Main	4.33 M X 4.08 M	14.20 Ft x 13.38 Ft		
Bedroom	Main	3.2 M X 4.02 M	10.49 Ft x 13.18 Ft		
Bedroom	Main	3.02 M X 2.77 M	9.90 Ft x 9.08 Ft		
Laundry	Main	2.68 M X 3.75 M	8.79 Ft x 12.30 Ft		
Recreation	Basement	5.73 M X 7.96 M	18.79 Ft x 26.11 Ft		
Office	Basement	3.99 M X 3.93 M	13.09 Ft x 12.89 Ft		
Bedroom	Basement	3.66 M X 2.93 M	12.00 Ft x 9.61 Ft		
Sunroom	Basement	2.16 M X 3.69 M	7.08 Ft x 12.10 Ft		
Other	Basement	1.7 M X 4.3 M	5.57 Ft x 14.10 Ft		
Other	Basement	1.74 M X 1.98 M	5.70 Ft x 6.49 Ft		
Other	Basement	0.76 M X 3.78 M	2.49 Ft x 12.40 Ft		
Other	Basement	4.39 M X 6.73 M	14.40 Ft x 22.08 Ft		
Bathroom	Main			2	
Bathroom	Main			5	
Bathroom	Basement			3	

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