

Property Client Full

3534 Monck Road, Kawartha Lakes, Ontario K0M 1K0

Listing

3534 Monck Rd Kawartha Lakes

Active / Residential Freehold / Detached

MLS®#: X12485638

List Price: \$698,000

New Listing



Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford

Tax Amt/Yr: \$3,263.00/2025 Transaction: Sale
SPIS: No DOM: 0
Legal Desc: PT LT D CON A SOMERVILLE AS IN R298899 CITY OF KAWARTHA LAKES

Style: Bungalow Rooms Rooms+: 8+0
Fractional Ownership: BR BR+: 3(3+0)
Assignment: Baths (F+H): 1(1+0)
Link: No SF Range: 700-1100
Storeys: 1.0 SF Source: MPAC
Lot Irreg: Lot Acres: 0.50 - 1.99
Lot Front: 74.00 Fronting On: S
Lot Depth: 288.00
Lot Size Code: Feet
Zoning: RR3
Dir/Cross St: Highway 35 and County Road 45 (Monck Road)

PIN #: 631200665 ARN #: 165131004029900 Contact After Exp: No
Holdover: 90
Possession: Flexible Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Water: Other
Fam Rm: No	Garage: No	Water Supply Type: Lake/River
Basement: Yes/Partial Basement, Unfinished	Gar/Gar Spcs: None/0.0	Water Delivery Feat: UV System
Fireplace/Stv: Yes	Drive Pk Spcs: 10.00	Water Meter: Boathouse, Dock
Fireplace Feat: Fireplace Insert	Tot Pk Spcs: 10.00	Waterfront Feat: Dry Boathouse-Single
Interior Feat: Carpet Free, Sump Pump, Water Heater Owned	Pool: None	Well Capacity: Well Depth: Septic
Heat: Forced Air	Room Size: Rural Services: Security Feat:	Sewers: Unknown
Heat Source: Propane		Special Desig: Fully
A/C: Yes/Central Air		Farm Features: Winterized:
Central Vac: No		
Apx Age: 51-99		
Property Feat: Golf, Lake Access, River/Stream, School Bus Route		
Exterior Feat: Deck		
Roof: Asphalt Shingle		
Foundation: Concrete Block		
Topography: Level		
Soil Type: Unknown		
Alternate Power: Unknown		
Water Name: Gull River	Waterfront: Direct	
Waterfront Y/N: Yes	Easements/Restr: Unknown	
Water Struct: Dry Boathouse-Single		
Water Features: Boathouse, Dock		
Under Contract: Propane Tank	Dev Charges Paid: HST App To SP: Not Subject to HST	
Access To Property: Paved Road, Municipal Road		
Shoreline: Deep, Sandy	Shoreline Exposure:	
Shoreline Road Allowance: Owned		
Docking Type: Private	Water View: Direct	Channel Name:
View: River	Lot Shape: Irregular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: This 3 bedroom year-round home or cottage on the Shadow Lake System has a multitude of features desired by most waterfront buyers. The large 0.64 acre lot is south facing and features 74 ft of dive-off-the dock weed-free swimming in the famously clear and gently flowing Gull River. The back yard is large and level, with plenty of open lawn for outdoor activities. The cottage is sited close to the water and the wall-to-wall windows in the main living area provide spectacular views. Recent (2024) upgrades include new flooring and interior paint throughout, quartz counters, and a renovated bathroom. Other enhancements include a newer propane furnace and a/c, newer windows, and an air-tight wood-burning fireplace. The Primary is very spacious and has a walk-out to a glass railing deck overlooking the river. The basement features a marine-rail boat house, a sauna and the utility room. The floating dock is low-maintenance and stays in the water year-round. Recreational opportunities abound as Shadow Lake is a short boat ride down the river, a golf course is a 6 minute drive away, and there is easy access to an extensive network of ATV and snowmobile trails. The property is accessed by a paved municipal road and services and restaurants in Norland and Coboconk are within a short drive. The property is being sold turn-key with almost all furniture and furnishings included, and a short closing is possible.

Inclusions: All appliances, window coverings, light fixtures, furniture and most furnishings, dock.

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.49 M X 3.38 M	18.01 Ft x 11.08 Ft		
Dining Room	Main	5.49 M X 2.23 M	18.01 Ft x 7.31 Ft		
Kitchen	Main	3.66 M X 1.83 M	12.00 Ft x 6.00 Ft		
Foyer	Main	2.08 M X 1.73 M	6.82 Ft x 5.67 Ft		
Primary Bedroom	Main	5.79 M X 3.35 M	18.99 Ft x 10.99 Ft		
Bedroom	Main	3.66 M X 2.44 M	12.00 Ft x 8.00 Ft		
Bedroom	Main	3.4 M X 2.9 M	11.15 Ft x 9.51 Ft		
Bathroom				3	