

Cross Property Client Full

3594 MONCK ROAD

Norland, ON K0M 2L0

Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale

Active

Price: \$359,000



MLS® #: **128757**
List Date: **25-May-2018**
Bedrooms (AG/BG): **2 (2/0)**
Bathrooms (F/H): **1 (1/0)**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **700**
Sq Ft Finished
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **45.00**
Road Access Fee:
Access: **Paved Road**
Driveway Spaces/Type: **5/Private Single Wide/Gravel**
Waterfront: **Yes**
WF Type/Name: **River/Gull River**
Shore Rd Allowance: **Owned**
WF Features: **Dock, River Front**
Shore Line: **Clean**
Sqft Below Grade:
Sq Ft. Unfinished
Rooms: **6**
Recreational: **Yes**
Year Built/Desc: **/Unknown**
Lot Depth: **195.00**
Lot Size/Acres: **Under .5 Acre/0.21**
WF Exposure: **South East**
WF Frontage Ft: **45**

Public Remarks: GULL RIVER This is a gem of a small cottage on the Gull River, near the entrance to Shadow Lake. Pride of ownership and exquisite taste is evident as you walk up and are welcomed by the lovely taupe exterior, charming screen door, and deck. Walk around to the waterfront and be delighted by the privacy, sand beach, and vistas across this wide section of the river to the undeveloped opposite shoreline. The two-bedroom cottage has been completely and tastefully renovated with great attention to detail. It is situated high enough on the gently sloping lot to be safe from flooding. There is an exterior electrical hook-up for a trailer if one wishes to provide additional living space for guests. The extensive list of inclusions allows one to move right in - there are really no projects left to undertake on this beautiful property. Easy boat access to Shadow Lake, and convenient road access to the communities of Norland and Cobocok.

Directions: Hwy #35 to Norland, right onto Monck Road to #3594.

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Water Heater Owned**
Basement: **Crawl Space/None/**
Heat Primary/Sec: **Woodstove/Baseboard**
HVAC: **None**
Under Contract/Rental Items: **None**
Fireplace:
Foundation: **Concrete Block, Slab**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Irregular**
Exterior Finish: **Wood**
Restrictions: **Easement**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**
Topography: **Dry, Sloping**
Roofing: **Asphalt**
Water/Supply Type: **Other/Lake/River**
Water Treatment: **Sediment Filter**
Exterior Features: **Deck(s), Fenced Partial**
Other Structures: **Shed**
Site Influences: **Lake Access, Library, River/Stream, Water View**
Exposure: **South East**
Lot Irregularities:
Pool: **None**
FH Common Fee:
Alternative Power:
Yr Roof Replaced:
Sewage: **Holding Tank**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Carbon Monoxide Detector, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings Refer to Schedule B for complete list**
Exclusions: **Personal items**

Tax Information

Roll #: **165131004028200**
Pin #: **631200700**
Assessment \$/Year: **\$148,000/2016**
Legal Description: **Pt Lt 6 Con A Somerville; Pt Shore Rdal Somerville closed by R1144781 as in R275475; S/T SV517; Kawartha Lakes**
Local Improve Fee/Comments /
Zoning: **LSR**
Survey/Year: **Yes 1953**
Taxes/Year: **\$1,453/2017**
Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	9'11"x7'10"	Laminate
Dining Nook	M	6'0"x9'1"	Laminate
Living Room	M	15'5"x11'5"	Laminate, Vaulted Ceiling
Master Bedroom	M	7'10"x7'11"	
Bedroom	M	7'3"x7'11"	
Bathroom	M		3-Piece, Vinyl Flooring

KAWARTHA WATERFRONT REALTY INC. - 82

Client Full Report

Date Printed: 05/25/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

KAWARTHA WATERFRONT REALTY INC. - 82

All data is subject to Errors, Omissions or Revisions and is not warranted. 05/25/2018 03:51:17 PM