

36 SUNSET VIEW RD Road, Coboconk, Ontario K0M 2N0

Listing

Client Full
Incomplete / Residential

36 SUNSET VIEW RD Rd Coboconk

MLS® #: 40116107
Price: \$1,099,000

Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Bungalow/House



Water Body: **Shadow Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	2	1

Beds: **4 (4 + 0)**
Baths: **2 (2 + 0)**
SF Range: **1001 to 1500**
Abv Grade Fin SF: **1,112.00/Public Reco**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,114/2020**



Remarks/Directions

Public Rmks: **SHADOW LAKE SUNSETS!** This four season traditional cottage sits on the shores of Shadow Lake, and is accessed by a four season privately maintained cottage road. The cottage has been lovingly updated and maintained through the years, which includes a brand new Air Source Heat (and cooling) Pump (2020), fully insulated cottage, added heated water line and heated sewage line and a Generac (2011), updated timeless kitchen (2006), updated bath (2009) and much more. The vaulted ceilings and floor to ceiling stone fireplace are the showpiece of this property, along with the wall of windows facing the lake. The big lake views and sunsets can be viewed from the outdoor deck, the Kawartha Room, deck and dock at the waters edge or even the included Beachcomber Hot Tub. Extendend family members will love the quaint guest cabin complete with a sitting room with lake views, bedroom and a three piece bath. Whatever your hobby, the studio perched amongst the pines with lake views will certainly inspire every creative mind. This property is on a beautiful Granite setting with just a few steps to the waters edge. Water level is typically 5-6 feet deep off the end of the dock for jumping in or one can wade in via the rock steps beside the dock where there is a sandy bottom. Weed Free. Book your private viewing now.

Directions: From Coboconk drive north on Hwy 35 to Norland. Turn right on Monck Road (Hwy 45). Turn Right onto Base Line Road. Turn Right on Shadow Lake Road 4. Keep left at the white signs. 9th cottage on the Right.

Common Elements

Waterfront

Features: **Stairs to Waterfront**
Dock Features: **Boat Lift**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Gravel, Hard Bottom, Rocky, Sandy**
Shore Rd Allow: **Owned**
Channel Name: **Shadow Lake**
Boat House: **Dry Boathouse - Single**
Frontage: **200.00**
Exposure: **West**
Island Y/N: **No**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Boathouse				No
Other				No
Bunkhouse	1	1		No

Exterior

Construct. Material: **Wood**
Shingles Replaced: **2011**
Year/Desc/Source: **//**
Property Access: **Municipal Road, Private Road**
Other Structures: **Shed, Workshop**
Garage & Parking: **, Private Drive Single Wide,**
Parking Spaces: **Driveway Spaces: 6.0**
Parking Level/Unit: **Parking Assigned:**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone**
Water Source: **Lake/River**
Water Tmnt: **Sediment Filter, UV System**
Lot Size Area/Units: **/**
Lot Front (Ft): **200.00**
Location: **Rural**
Area Influences: **Beach, Hospital, Lake Access, Major Highway, Place of Worship, Schools, Shopping Nearby, Terraced, Trails**
View: **Lake**
Topography: **Hilly, Rocky, Sloping**
Restrictions:
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **Unknown**
Rd Acc Fee: **\$240**
Winterized:
Garage Spaces: **Holding Tank**
Sewer:
Acres Rent: **0.50-1.99**
Lot Shape: **0.00**
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure: **West**

Interior

interior

Interior Feat: **Guest Accomodations, Hot Tub, Propane Tank, Sewage Pump, Upgraded Insulation, Water Heater Owned, Water Treatment**

Basement: **Crawl Space** Basement Fin:

Basement Feat: **Exposed Rock**

Cooling: **Central Air**

Heating: **Baseboard, Fireplace-Wood, Heat Pump**

Fireplace: **1/Wood** FP Stove Op:

Under Contract: **Propane Tank** Contract Cost/Mo:

Inclusions: **Hot Tub, Hot Water Tank Owned, Refrigerator, Stove**

Add Inclusions: **Bar Fridge in boat house and Studio, Hot Tub, wood muskoka chairs on dock, Generac**

Exclusions: **Please see Schedule B**

Furnace Age: **2020** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT LT 68 CON FRONT RANGE SOMERVILLE AS IN R344043; T/W R344043 EXCEPT THE EASEMENT THEREIN RE; R395304 , R360502 & R347187; KAWARTHA LAKES**

Zoning: **LSR** Survey: **Available/**

Assess Val/Year: **\$420,000/2021** Hold Over Days:

PIN: **631201257** Occupant Type: **Owner**

ROLL: **165131004013700**

Possession/Date: **Other/** Deposit: **5%**

Possession Rmks: **60 Days**

Brokerage Information

List Date: **05/21/2021**

List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 82**

Source Board: **Kawartha Lakes**

Prepared By: KIM ELRICK, Salesperson

Date Prepared: 05/21/2021

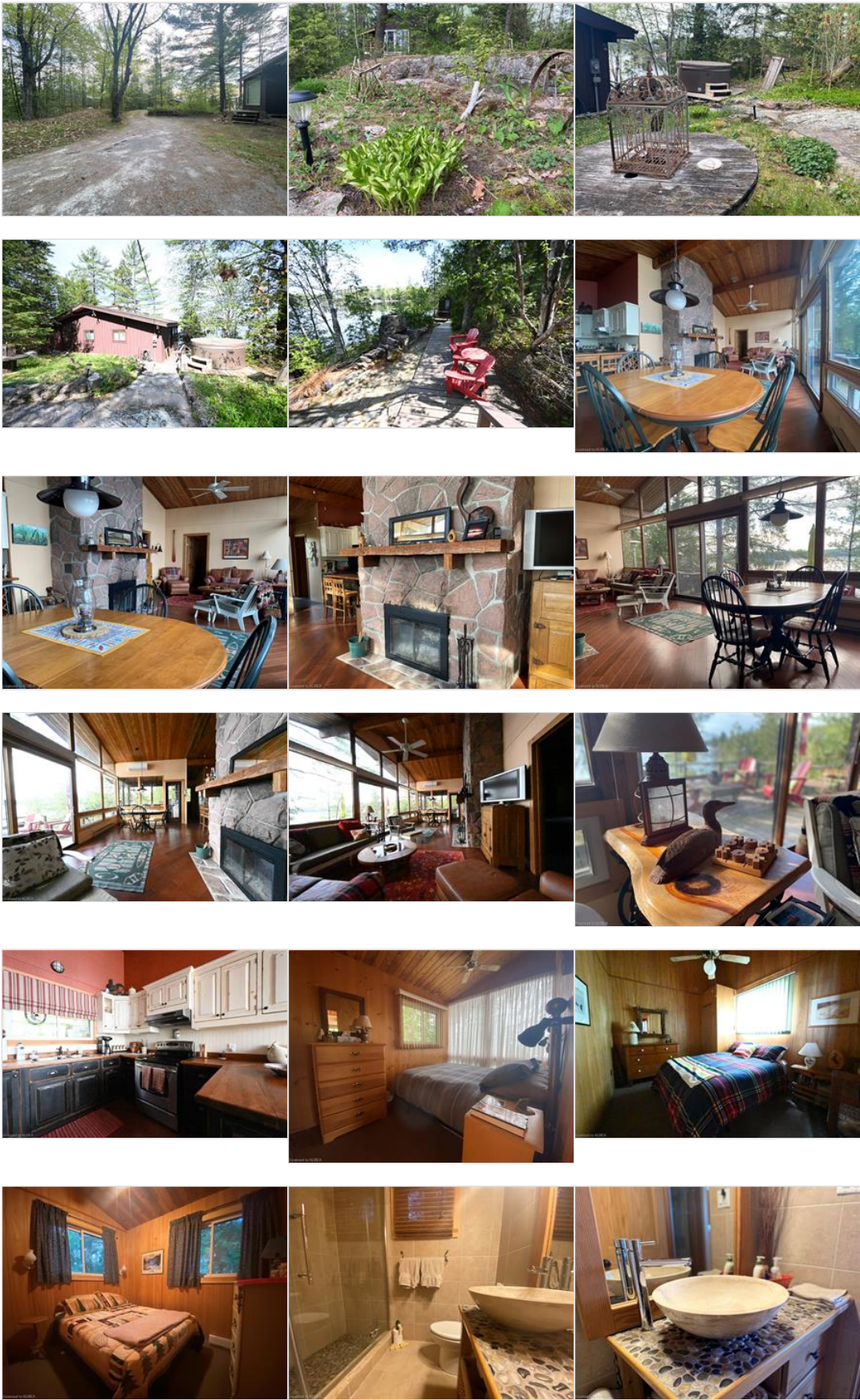
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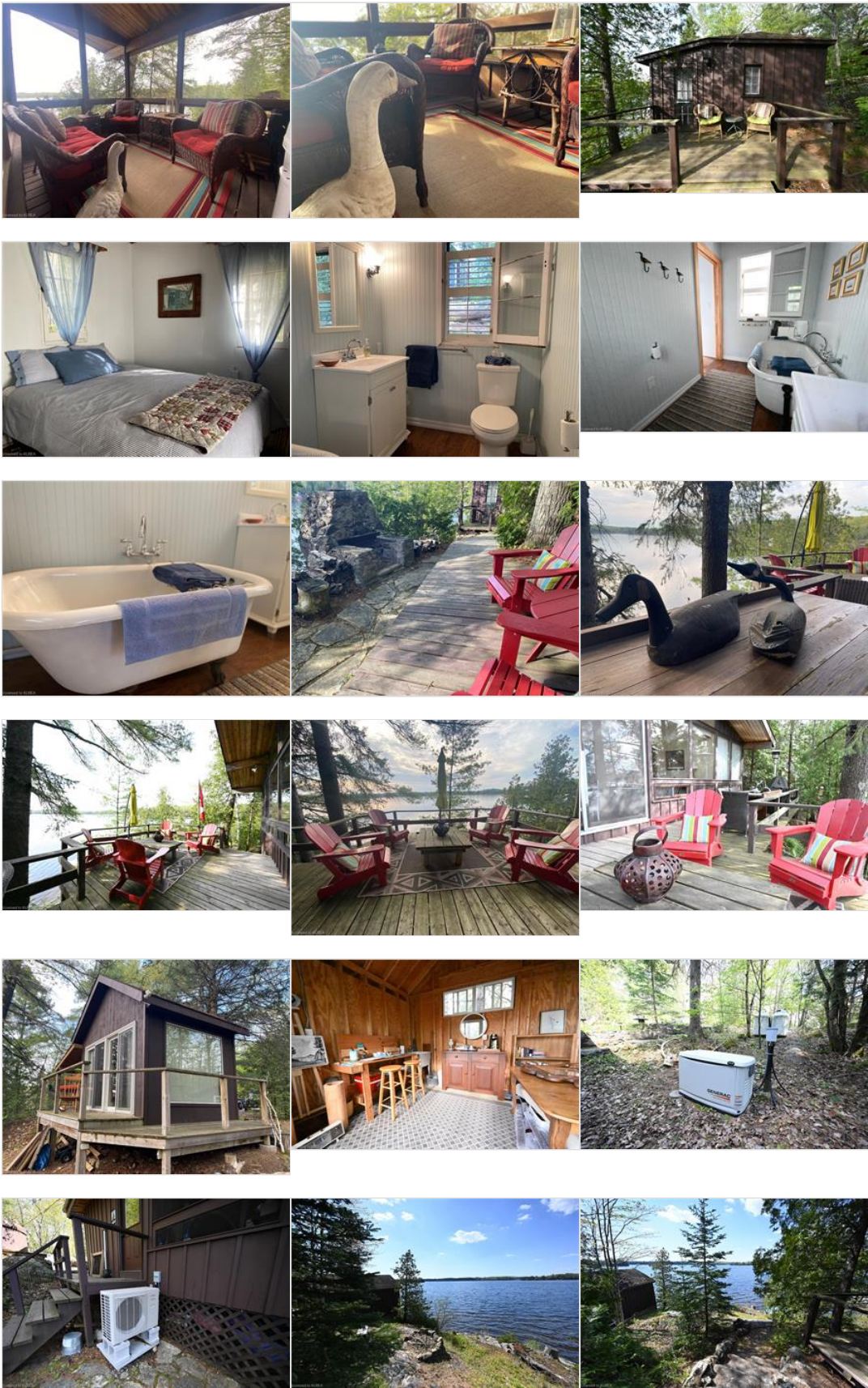
***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

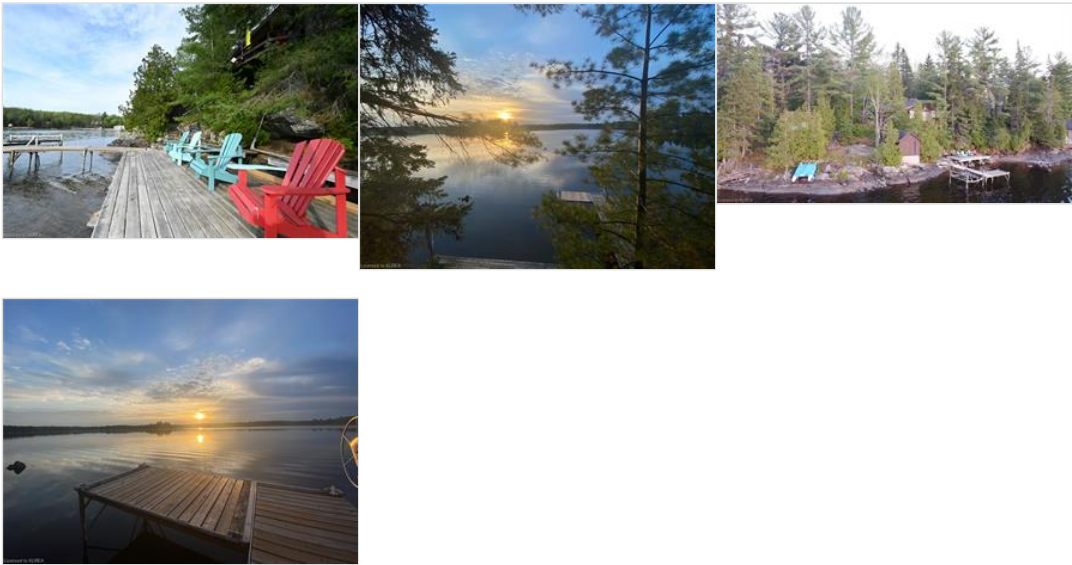
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