

# Cross Property Client Full

**41 BENSON BOULEVARD**

**Coboconk, ON KOM 1K0**

**Kawartha Lakes/Kawartha Lakes (City)/Laxton/Digby/Longford (Twp)**

**Residential/Single Family/For Sale**

**Active**

**Price: \$599,000.00**



**Delightful Family Cottage**

MLS@#: **125167**  
 List Date: **11-May-2018** Bedrooms (AG/BG): **3 (3/0)**  
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**  
 Style: **Bungalow**

Sqft Above Grade:  
 Sq Ft Finished  
 New Construction: **No** Sqft Below Grade:  
 Sq Ft. Unfinished

Title/Ownership: **Freehold** # Rooms: **9**  
 Recreational: **Yes**  
 Fronting On: **North** Year Built/Desc: **/Unknown**  
 Lot Front: **100.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**  
 Access: **Municipal road, Year Round**  
 Driveway Spaces/Type: **8/Private Single Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **North**  
 WF Type/Name: **Lake/Shadow Lake**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **100**  
 WF Features: **Beach, Dock**  
 Shore Line: **Clean, Sandy, Shallow**

Public Remarks: **SHADOW LAKE** You will have to look hard to find a better cottage property to introduce your children to the joys of cottage life. The property features a large lot with excellent privacy buffers on either side. An expansive, level lawn in front transitions to a spectacular sandy beach with a hard sand bottom. Adults can observe the goings-on from the large sunroom and deck. The three-bedroom cottage is bright, expansive and open, with lovely hardwood floors. A detached wood-fired sauna with sitting room also affords beautiful vistas, along with intoxicating cedar aromas. The property comes totally furnished and turn-key. Easy access to Highway 35. Excellent rental potential.

Directions: **Hwy 35 North of Coboconk. Turn right (east) on Benson Blvd to #41.**

Interior Features:  
 Basement: **Sauna**  
 Heat Primary/Sec: **Crawl Space/Unfinished/Propane/Baseboard**  
 HVAC: **None**  
 Under Contract \$:  
 Under Contract/Rental Items: **Propane Tank**

**Interior Features**

Fireplace:  
 Foundation: **Concrete Block**  
 UFFI: **No** Furnace Age:  
 Plumbing Age:

**Exterior Features**

Add'l Monthly Fees:  
 Lot Shape: **Irregular** Exposure: **North West** Pool: **None**  
 Exterior Finish: **Wood** Lot Irregularities: FH Common Fee:  
 Restrictions: **None**  
 Services: **Electricity, Garbage/Sanitary Collection**  
 Topography: **Clear View, Dry, Level, Wooded/Treed** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Replaced:  
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**  
 Other Structures: **Sauna, Shed**  
 Site Influences: **Landscaped, Water View**

**Inclusions/Exclusions**

Inclusions: **Microwave, Refrigerator, Stove, Window Coverings All furnishings - refer to Schedule B**

Exclusions: **Personal items**

**Tax Information**

Roll#: **165142000123800** Local Improve Fee/Comments /  
 Pin#: **631130504** Zoning: **RR2** Taxes/Year: **\$4,071/2017**  
 Assessment \$/Year: **\$457,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **Lt 20 PI 330; Pt Vern Court PI 330 Pt 2 57R4800; S/T Interest of the Municipality of Kawartha Lakes**

**Rooms**

| Room           | Level | Dimensions  | Features   |
|----------------|-------|-------------|--|
| Foyer          | M     | 6'7"x4'4"   | Hardwood floor                                   |
| Dining Room    | M     | 12'0"x11'0" | Hardwood floor, Open Concept                     |
| Kitchen        | M     | 19'8"x9'    | Double sink, Hardwood floor, Open Concept        |
| Living Room    | M     | 20'9"x12'0" | Hardwood floor, Open Concept, Sliding doors      |
| Master Bedroom | M     | 12'2"x11'3" | Hardwood floor                                   |
| Bedroom        | M     | 14'0"x9'4"  | Hardwood floor                                   |
| Bedroom        | M     | 13'11"x9'6" | Hardwood floor                                   |
| Bathroom       | M     | 8'9"x6'5"   | 4-Piece, Vinyl Flooring                          |
| Sunroom        | M     | 21'6"x11'9" | Laminate, Sliding doors, Walkout to Balcony/Deck |

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**Client Full Report**

**Date Printed: 07/07/2018**

Prepared By: **DAVID DONAIS, Sales Representative**  
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**All data is subject to Errors, Omissions or Revisions and is not warranted. 07/07/2018 01:06:49 PM**