

Property Client Full

48 Leslie Frost Lane, Kawartha Lakes, Ontario K9V 4R6

Listing

48 Leslie Frost Lane Kawartha Lakes

Active / Residential Freehold / Detached

MLS® #: X13411442

List Price: \$975,000



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$5,432.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **33**
 Legal Desc: **LT 20 PL 143 S/T & T/W R345360, EXCEPT THE EASEMENT THEREIN RE: LT 5, 6, 7, 8 PL 143; KAWARTHA LAKES**

Style: **1 1/2 Storey** Rooms Rooms+: **8+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **1500-2000**
 Storeys: **1.5** SF Source: **LBO Provided**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **87.00** Fronting On: **W**
 Lot Depth: **187.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RR3**
 Dir/Cross St: **County Road 36 and County Road 11**

PIN #: **632740115** ARN #: **165121005101800** Contact After Exp: **No**
 Holdover: **90** Survey Year/Type: **2004/Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat: Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: Property Feat: Exterior Feat: Roof: Foundation: Topography: Soil Type: Alternate Power:	1 (1+0) No /None Yes Propane Water Heater Owned Front Yard Parking Radiant Propane Yes/Other No 51-99 Lake/Pond, Waterfront Deck Asphalt Shingle Perimeter Wall Level Unknown	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	Vinyl Siding Yes Detached Garage/1.0 4.00 5.00 None Garbage Pickup	Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	Well Drilled Well Boathouse, Trent Syster Wet Boathouse-Single Septic Unknown No
Water Name: Waterfront Y/N: Water Struct: Water Frontage: Water Features: Under Contract: Access To Property: Shoreline: Shoreline Road Allowance: Docking Type: View:	Sturgeon Lake Yes Wet Boathouse-Single 27.00 Boathouse, Trent System Propane Tank Paved Road, Municipal Road Clean, Hard Bottom None Private Lake	Waterfront: Direct Easements/Restr: Easement Dev Charges Paid: Shoreline Exposure: North West Water View: Direct Lot Shape: Rectangular	Island YN: No HST App To SP: Not Subject to HST Channel Name: Lot Size Source: GeoWarehouse		

Remarks/Directions

Client Rmks: **This entrancing cottage property on one of Sturgeon Lake's finest locations has been immaculately maintained both inside and out. This is immediately apparent upon arrival as you take in the picture-perfect cottage surrounded by the lush level lawn. The three bedroom seasonal cottage exudes vintage charm with its cedar strip ceilings and french doors, and features more than 1,500 sq ft of living area plus an expansive deck that provides exceptional vistas of the waterside lawn and across the lake. The 87 feet of north-west facing waterfront is ideally positioned for summer sunsets, and the hard-bottom, weed-free waterfront is perfect for swimmers who can either wade in from the shoreline or dive into deep water off the boathouse deck. The substantial wetslip boathouse is a tremendous asset that just needs a new boat lift to be returned to active use. Another asset is the large 30' x 10' bunkie that has a toilet and a pony panel, and whose interior can be finished by the new owner according to their tastes. A garage with attached garden shed, along with paved parking at the roadside completes the picture. Leslie Frost Lane is a paved, municipally maintained road and is conveniently located midway between Lindsay and Bobcaygeon. This property would be ideal as a summer residence for owners who travel south for the winter, or for buyers who can enjoy the cottage in its present state but who may have plans to rebuild in the future on this superior lot and location.**

Inclusions: **Two refrigerators, stove, window coverings, hot water heater.**

Listing Contracted With: **Kawartha Waterfront Realty Inc. 705-438-3000**

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	9.98 M X 5.75 M	32.74 Ft x 18.86 Ft		
Dining Room	Main	3.77 M X 5.32 M	12.37 Ft x 17.45 Ft		
Kitchen	Main	6.82 M X 3.19 M	22.38 Ft x 10.47 Ft		
Bedroom	Main	2.95 M X 3.41 M	9.68 Ft x 11.19 Ft		
Bedroom	Main	2.97 M X 3.39 M	9.74 Ft x 11.12 Ft		
Foyer	Main	3.62 M X 2.27 M	11.88 Ft x 7.45 Ft		
Primary Bedroom	Second	3 M X 4.76 M	9.84 Ft x 15.62 Ft		
Bathroom	Main			3	

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