

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

New Listing



Kawartha Lakes/Kawartha Lakes/Fenelon

Tax Amt/Yr: **\$5,432.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **3**
 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 +	1 (1+0)	Exterior:	Vinyl Siding	Water:	Well
Fam Rm:	No	Garage:	Yes	Water Supply Type:	Drilled Well
Basement:	/None	Gar/Gar Spcs:	Detached Garage/1.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	4.00	Waterfront Feat:	Boathouse, Trent Syster
Fireplace Feat:	Propane	Tot Pk Spcs:	5.00	Waterfront Struc:	Wet Boathouse-Single
Interior Feat:	Water Heater Owned	Pool:	None	Well Capacity:	
Parking Feat:	Front Yard Parking	Room Size:		Well Depth:	
Heat:	Radiant	Rural Services:	Garbage Pickup	Sewers:	Septic
Heat Source:	Propane	Security Feat:		Special Desig:	Unknown
A/C:	Yes/Other			Farm Features:	
Central Vac:	No			Winterized:	No
Apx Age:	51-99				
Property Feat:	Lake/Pond, Waterfront				
Exterior Feat:	Deck				
Roof:	Asphalt Shingle				
Foundation:	Perimeter Wall				
Topography:	Level				
Soil Type:					
Alternate Power:	Unknown				
Water Name:	Sturgeon Lake				
Waterfront Y/N:	Yes	Waterfront:	Direct	Island YN:	No
Water Struct:	Wet Boathouse-Single	Easements/Restr:	Easement		
Water Frontage:	27.00				
Water Features:	Boathouse, Trent System				
Under Contract:	Propane Tank	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Access To Property:	Paved Road, Municipal Road				
Shoreline:	Clean, Hard Bottom	Shoreline Exposure:	North West		
Shoreline Road Allowance:	None				
Docking Type:	Private	Water View:	Direct	Channel Name:	
View:	Lake	Lot Shape:	Rectangular	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.**

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	10.03 M X 5.52 M	32.90 Ft x 18.11 Ft		
Dining Room	Main	3.78 M X 5.33 M	12.40 Ft x 17.48 Ft		
Kitchen	Main	6.85 M X 3.23 M	22.47 Ft x 10.59 Ft		
Primary Bedroom	Main	3.02 M X 3.41 M	9.90 Ft x 11.18 Ft		
Bedroom	Main	2.99 M X 3.41 M	9.80 Ft x 11.18 Ft		
Foyer	Main	3.38 M X 2.29 M	11.08 Ft x 7.51 Ft		
Bedroom	Second	2.77 M X 4.78 M	9.08 Ft x 15.68 Ft		
Bathroom	Main			3	

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