

## Cross Property Client Full

**48 SAUNDERS ROAD**  
**Buckhorn, ON K0L 1J0**  
 Peterborough County/Trent Lakes (Muni)/Galway / Cavendish Township

**Residential/Single Family/For Sale**  
**Active**

**Price: \$799,000**



MLS@#: **126450**  
 List Date: **16-May-2018** Bedrooms (AG/BG): **4 (4/0)**  
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **2,680** Sqft Below Grade:  
 Sq Ft Finished: **1,340** Sq Ft. Unfinished **1,340**  
 Sq Ft Source:  
 New Construction: **No** # Rooms: **8**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **West** Year Built/Desc: **/Unknown**  
 Lot Front: **250.00** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**  
 Access: **Boat Access, Municipal road, Private Docking, Year Round**  
 Driveway Spaces/Type: **6/Private Single Wide/Gravel**  
 Waterfront: **Yes** WF Exposure: **West**  
 WF Type/Name: **Lake/Big Bald Lake**  
 Shore Rd Allowance: **None** WF Frontage Ft: **250**  
 WF Features: **Dock, Trent System, Water Access**  
 Shore Line: **Deep, Rocky, Shallow**

Public Remarks: **BIG BALD LAKE Enjoy perfect western exposure over the expanse of prestigious Big Bald Lake on the Trent-Severn Waterway. Toast the sunset each evening on the newly constructed waterside deck built over the smooth granite shoreline – or dive into the deep water for a refreshing swim. The four-bedroom cottage is situated just behind a quiet natural cove that constitutes part of the 250 feet of waterfront. The elevated deck along the cottage provides excellent outdoor living space. The cottage has been significantly renovated including being raised to allow for a large, high-ceilinged unfinished basement with a walkout that provides options for significantly expanding the living space. The lot is level, with attractive granite outcroppings and perennial gardens. The extensive list of inclusions makes this property virtually turn-key.**

Directions: **County Road 36 to Philrick Drive. Follow to Saunders. Turn left. \*\*\*Use 1372 Saunders Road in Google Maps.**

### Interior Features

Interior Features: **Cathedral Ceiling, Smoke Detector, Water Heater Owned**  
 Basement: **Full/None/Walk-Out** Fireplace: **Wood**  
 Heat Primary/Sec: **Baseboard/Fireplace-Wood**  
 HVAC: **None** Foundation: **Concrete Block**  
 Under Contract/Rental Items: **None** Plumbing Age:

### Exterior Features

Add'l Monthly Fees: Exposure: **West** Pool: **None**  
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cell Service, Electricity, School Bus Route, Telephone**  
 Topography: **Level** Alternative Power:  
 Roofing: **Asphalt** Yr Roof Replaced:  
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**  
 Water Treatment: **Sediment Filter, UV System**  
 Exterior Features: **Deck(s)**  
 Other Structures: **Shed**  
 Site Influences: **Golf, Trails, Water View**

### Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Smoke Detector See attached Schedule B**  
 Exclusions: **Personal items**

### Tax Information

Roll#: **154201030314900** Local Improve Fee/Comments /  
 Pin#: **283620450** Zoning: **SR** Taxes/Year: **\$3,492/2016**  
 Assessment \$/Year: **\$400,000/2016** Survey/Year: **No** Survey Type:  
 Legal Description: **LT 9 PL 25 HARVEY; GAL-CAV AND HAR**

### Rooms

Room	Level	Dimensions	Features
Living Room	M	14'8"x20'6"	Hardwood floor, Vaulted Ceiling
Dining Room	M	9'10"x21'9"	Hardwood floor
Kitchen	M	8'7"x10'4"	Hardwood floor
Master Bedroom	M	10'4"x13'4"	Laminate
Bedroom	M	9'0"x10'0"	Hardwood floor
Bedroom	M	8'8"x9'0"	Hardwood floor
Bedroom	M	8'11"x9'0"	Hardwood floor
Bathroom	M		4-Piece

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Client Full Report

Date Printed: 05/18/2018

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