

Cross Property Client Full

57 STANLEY ROAD

Bolsover, ON K0M 2T0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Eldon (Twp)

Residential/ Single Family/ For Sale Price: \$549,000.00

Active



MLS#: **192706**
 List Date: **06-May-2019**
 Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **3 (2/ 1)**
 Type: **Detached Bungalow**
 Style: **Detached Bungalow**
 Sqft Above Grade: **1,398**
 Sq Ft Finished: **1,860**
 Sq Ft Source: **Floor plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **107.00**
 Road Access Fee: **Private Road**
 Access: **Private Road**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **River/ Trent Severn Waterway**
 Shore Rd Allowance: **None**
 WF Buildings: **Boathouse-Wetslip**
 WF Features: **Trent System**
 Shore Line: **Clean, Deep**
 Leased Land Fee: **None**
 Sqft Below Grade: **1,222**
 Sq Ft. Unfinished: **760**
 # Rooms: **15**
 Recreational: **Yes**
 Year Built/Desc: **1975/ Completed / New**
 Lot Depth: **Under .5 Acre/ 0.47**
 WF Exposure: **West**
 WF Frontage Ft: **107**

Public Remarks: TRENT SEVERN WATERWAY A year-round home on one of the best waterfront properties on this section of the Trent Severn. The waterfront structures have been designed to take advantage of the superb 107 feet of west-facing shoreline and include a wet slip boat house with roof-top deck, waterside deck, floating year-round dock and wood-fired sauna. The water is 8 feet deep off the dock and weed-free. The home has 3 bedrooms, including a Master with walk-out, 3 bathrooms, a full basement and many accessibility features. A sunroom and deck provide additional opportunities to enjoy the waterfront vistas. The home is fully winterized with dual heating (oil/heat pump) integrated forced-air and thermostat, and a well. The heat pump provides air conditioning in the summer. A two-car garage with a large loft completes the picture. This property is located on the Talbot River with access to Canal Lake without lockage. Easy driving access to Beaverton, Orillia, Lindsay and the GTA.

Directions: County Road 48 to Stanley Road

Interior Features

Interior Features: **Central Vacuum, Smoke Detector, Water Heater Owned**
 Basement: **Full/ Partially Finished/**
 Heat Primary/Sec: **Forced Air-Oil/ Fireplace-Gas, Heat Pump**
 HVAC: **Central Air**
 Under Contract/Rental Items: **Propane Tank**
 Accessibility: **Bath, Bath Grab Bars, Exterior Lift, Open Floor Plan, Parking, Wheelchair Access**
 Fireplace: **Propane**
 Foundation: **Concrete Block**
 Plumbing Age: **None**
 Wiring Age: **None**

Exterior Features

Add'l Monthly Fees: **None**
 Lot Shape: **Irregular**
 Exterior Finish: **Cedar**
 Restrictions: **None**
 Services: **Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone**
 Topography: **Flat**
 Roofing: **Shingles**
 Water/Supply Type: **Well/ Dug Well**
 Exterior Features: **Deck(s)**
 Other Structures: **Sauna, Shed**
 Site Influences: **Golf, Water View**
 Exposure: **West**
 Lot Irregularities: **None**
 Pool: **None**
 FH Common Fee: **None**
 Alternative Power: **None**
 Yr Roof Surface Replaced: **2015**
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Central Vac, Satellite Dish, Smoke Detector, Window Coverings , floating dock

Exclusions: Personal items

Tax Information

Roll#: **165116005031900**
 Pin#: **631710265**
 Assessment \$/Year: **\$385,000/2016**
 Legal Description: **LT 23 PL 239; PT S PT LT 4 CON N PORTAGE RD ELDON AS IN R337101; KAWARTHA LAKES**
 Local Improve Fee/Comments : **None**
 Zoning: **LSR**
 Survey/Year: **No**
 Taxes/Year: **\$3,716/ 2018**
 Survey Type: **None**

Rooms

Room	Level	Dimensions	Features
Living Room	M	17'4"x16'10"	Fireplace
Kitchen	M	17'4"x9'11"	
Dining Room	M	17'4"x11'0"	Walkout to Balcony/Deck
Den	M	12'2"x10'2"	
Master Bedroom	M	11'11"x15'1"	Carpet, Walkout to Balcony/Deck
Bedroom	M	12'1"x10'11"	Carpet
Bathroom	M	5'1"x3'0"	2-Piece
Bathroom	M	5'0"x6'11"	4-Piece
Sunroom	M	7'9"x14'9"	
Recreation Room	B	16'0"x16'5"	
Bedroom	B	16'0"x9'11"	
Bathroom	B	8'1"x5'1"	4-Piece
Laundry Room	B	21'2"x17'8"	
Storage Room	B	7'11"x23'1"	
Workshop	B	11'5"x16'6"	

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Client Full Report

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Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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