

Cross Property Client Full

57 STANLEY ROAD
Bolsover, ON KOM 2T0
 City of Kawartha Lakes/ Kawartha Lakes (City)/ Eldon (Twp)

Residential/ Single Family/ For Sale Price: \$499,000.00
Active



MLS®#: **210971**
 List Date: **23-Jul-2019** Bedrooms (AG/BG): **3 (2/ 1)**
 Bathrooms (F/H): **3 (2/ 1)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,398** Sqft Below Grade: **1,222**
 Sq Ft Finished: **1,860** Sq Ft. Unfinished: **760**
 Sq Ft Source: **Floor plan(s)**

New Construction: **No** # Rooms: **15**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Year Built/Desc: **1975/ Completed / New**

Fronting On: **West** Year Built/Desc: **1975/ Completed / New**

Lot Front: **107.00** Lot Depth: **Under .5**
 Road Access Fee: **Under .5** Acre/ **0.47**

Access: **Private Road**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **River/ Trent Severn Waterway**
 Shore Rd Allowance: **None** WF Frontage Ft: **107**
 WF Buildings: **Boathouse-Wetslip**
 WF Features: **Trent System**
 Shore Line: **Clean, Deep**
 Leased Land Fee:

Public Remarks: TRENT SEVERN WATERWAY A year-round home on one of the best waterfront properties on this section of the Trent Severn, with deep water off the dock for superb weed-free swimming through the summer. The waterfront structures have been designed to take advantage of the 107 ft. 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 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/** Fireplace: **Propane**
 Heat Primary/Sec: **Forced Air-Oil/ Fireplace-Gas, Heat Pump**
 HVAC: **Central Air** Foundation: **Concrete Block**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:
 Accessibility: **Bath, Bath Grab Bars, Exterior Lift, Open Floor Plan, Parking, Wheelchair Access** Wiring Age:

Exterior Features

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

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** Local Improve Fee/Comments /
 Pin#: **631710265** Zoning: **LSR** Taxes/Year: **\$3,716/ 2018**
 Assessment \$/Year: **\$385,000/2016** Survey/Year: **No** Survey Type:
 Legal Description: **LT 23 PL 239; PT S PT LT 4 CON N PORTAGE RD ELDON AS IN R337101; KAWARTHA LAKES**

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

Date Printed: 07/23/2019

Prepared By: **DAVID DONAIS, Broker of Record**
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