

## Cross Property Full



**7302 HIGHWAY 35**

**Coboconk, ON K0M 1K0**

**City of Kawartha Lakes/ Kawartha Lakes (City)/ Laxton/Digby/Longford (Twp)**

**Residential/ Single Family/ For Sale Price: \$679,000.00**

**Active**



MLS®#: **195277**  
 List Date: **14-May-2019** Bedrooms (AG/BG): **1 ( 1+ 0)**  
 DOM: **1** Bathrooms (F/H): **1 ( 0/ 1)**  
 Conditions of Sale:  
 Type: **Detached**  
 Style: **Bungalow Raised**  
 Sqft Above Grade: **400** Sqft Below Grade: **0**  
 Sq Ft Finished: **400** Sq Ft Unfinished: **0**  
 Sq Ft Source:  
 New Construction: **Yes** # Rooms: **4**  
 Title/Ownership: **Freehold** Recreational: **Yes**  
 Fronting On: **East** Year Built/Desc: **2015/ Completed / New**  
 Lot Front: **183.73** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **3-9.99 Acres/ 3.28**  
 Lot Info: Lot Size Source: **GeoWarehouse**  
 Cross Streets: **Courtland Road**  
 Access: **Provincial Highway/County Road Access, Year Round**  
 Garage Spaces/Type: **2.0/ Detached**  
 Driveway Spaces/Type: **10/ Outside/Surface/Open/ Gravel**  
 Waterfront: **Yes** WF Exposure: **South East**  
 WF Type/Name: **Lake/ Shadow Lake**  
 Shore Rd Allowance: **Owned** WF Frontage Ft: **184**  
 WF Features: **Beach**  
 Shore Line: **Clean, Mixed, Natural , Sandy**  
 Leased Land Fee:

**Public Remarks:** Rare 3 acre waterfront parcel on popular Shadow Lake. Plenty of room on this nicely treed estate-like property to plan for and eventually build a family cottage or home of your choice. The level lot provides a gentle slope to sand beach and 184 feet of wade-in waterfront. This lake is ideal for most water sports and watercraft, thus appealing to a wide range of ages & activities. An attractive 3 season cottage with vaulted ceiling and pleasing pine interior offers fabulous lake views while kids will love the Bunkie that comfortably sleeps four. A large detached garage with many uses can be the perfect place to store a boat. Lots of outdoor recreational space for games and ball activity including a potential regulation-size tennis court. This unique package is in an upscale area of million-dollar homes and cottages.

**Directions:** Highway 35 North of Coboconk to Courtland Road (East Side)

### Interior Features

Interior Features: **None**  
 Basement: **None/ None/** Fireplace:  
 Heat Primary/Sec: **Baseboard/**  
 HVAC: **None** Foundation: **Piers**  
 Under Contract \$: UFFI: **No** Furnace Age:  
 Under Contract/Rental Items: **None** Plumbing Age:  
 Lease To Own Equip: **None** Oil Tank Age:  
 Accessibility: Wiring Age: **2015**

### Exterior Features

Add'l Monthly Fees: Exposure: **South West** Pool: **None** FH Comm Elem Fee: **No**  
 Lot Shape: **Irregular** Lot Irregularities:  
 Exterior Finish: **Wood**  
 Restrictions: **None**  
 Services: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**  
 Topography: **Level, Sloping, Wooded/Treed** Alternative Power:  
 Roofing: **Shingles** Yr Roof Surface Replaced:  
 Water/Supply Type: **Other/ Lake/River** Sewage: **Other**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s), Separate Hydro Meters**  
 Other Structures: **Bunkhouse**  
 Site Influences: **Beach, Landscaped, Shopping Nearby**

### Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator**

Exclusions: **None**

### Tax Information

Roll#: **165142000118400** Local Improve Fee/Comments **No/**  
 Pin#: **631130449** Zoning: **RR1** Taxes/Year: **\$3,458/ 2019**  
 Assessment \$/Year: **\$360,000/2016** Survey/Year: **Yes 2015** Survey Type: **Boundary Only**  
 Legal Description: **PT S1/2 LT 3 CON 11 LAXTON AS IN R423603 EXCEPT PT 1 57R5277, KAWARTHA LAKES**  
**REALTOR® Information**

Show Instructions: **TLBO (List Brokerage)** Possession: **Immediate**  
 Commission: **2.5%** Occupancy: **Owner**  
 Int Bearing Trust Acct: **NIB** SPIS Schedule: **No** SPIS: **No** Arranged/Altered Contract **No**  
 Lockbox: **Mechanical** Sign: **Yes** Contact Expired: **No**  
 Commence Date: **14-May-2019** Expire Date: **31-Oct-2019** CDOM: **1**  
 Seller Name: **MARILYN JEAN OSBORNE AND LANCE ROBERT OSBORNE**  
 Alternate ML#s: **195277**

List Brokerage 1: **KAWARTHA WATERFRONT REALTY INC. - 82**

List Salesperson 1: **GAIL MCCORMACK, Broker**

Email: **gail@kawarthawaterfront.com**

L/BR Phone: **(705) 438-3000**

L/SP Phone: **(705) 438-3000**

L/SP Cell:

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Kitchen</b>	M	<b>8'x12'</b>	<b>Balcony/Deck, Vaulted Ceiling</b>
<b>Living Room</b>	M	<b>12'x12'</b>	<b>Balcony/Deck, Vaulted Ceiling</b>
<b>Bedroom</b>	M	<b>8'x8'</b>	<b>Vaulted Ceiling</b>
<b>Bathroom</b>	M	<b>8'x8'</b>	<b>2-Piece</b>

Prepared By: GAIL MCCORMACK, Broker

Full Report

Date Printed: 05/15/2019

KAWARTHA WATERFRONT REALTY INC. - 82

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