

Cross Property Client Full

7302 HIGHWAY 35
Coboconk, ON K0M 1K0
 Kawartha Lakes/Kawartha Lakes (City)/Laxton/Digby/Longford (Twp)

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



MLS®#: **127476**
 List Date: **18-May-2018**
 Bedrooms (AG/BG): **1 (1/0)**
 Bathrooms (F/H): **1 (0/1)**
 Type: **Detached**
 Style: **Bungalow Raised**
 Sqft Above Grade: **400**
 Sq Ft Finished: **400**
 Sq Ft Source:
 Sqft Below Grade: **0**
 Sq Ft. Unfinished: **0**
 New Construction: **Yes**
 Title/Ownership: **Freehold**
 # Rooms: **4**
 Recreational: **Yes**
 Year Built/Desc: **2015/Completed / New**
 Fronting On: **East**
 Lot Front: **183.73**
 Lot Depth: **3-9.99 Acres/3.28**
 Road Access Fee:
 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 West**
 WF Type/Name: **Lake/Shadow Lake**
 Shore Rd Allowance: **Owned**
 WF Frontage Ft: **184**
 WF Features: **Beach
 Clean, Mixed,
 Natural , Sandy,
 Shallow**
 Shore Line:

Public Remarks: **This three-acre waterfront property on Shadow Lake is perfect for those wishing to satisfy their wistful desire to escape now and then from an urbanized life. The level lot with a gentle slope to sand beach and approximately 184 feet of wade-in waterfront is a mother's dream. The lake is perfect for all water sports, including sailing, water skiing and surf boarding. An attractive cottage offers fabulous lake views and a laid-back vibe that recalls relaxed vacation getaways. Kids will love the newer tartan painted Bunkie that easily sleeps four. A large, detached garage is the perfect place to store a boat. There is plenty of room on this estate-like property to plan a year-round dream home. This unique package is in an 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/**
 Fireplaces:
 Heat Primary/Sec: **Baseboard/**
 HVAC: **None**
 Foundation: **Piers**
 Under Contract \$:
 UFFI: **No**
 Under Contract/Rental Items: **None**
 Lease To Own Equip: **None**
 Furnace Age:
 Plumbing Age:
 Oil Tank Age:
 Wiring Age: **2015**
 Accessibility:

Exterior Features

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

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator See Schedule B for complete list**

Exclusions: **Personal items**

Tax Information

Roll#: **165142000118400**
 Local Improve Fee/Comments **No/**
 Pin#: **631130449**
 Zoning: **RR1**
 Taxes/Year: **\$3,310/2018**
 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**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	8'x12'	Balcony/Deck
Living Room	M	12'x12'	Balcony/Deck
Bedroom	M	8'x8'	
Bathroom	M	8'x8'	2-Piece

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Client Full Report

Date Printed: 07/02/2018

Prepared By: **GAIL MCCORMACK, Broker**
www.kawarthawaterfront.com

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