

Cross Property Client Full

8 SPARROW LANE

Kawartha Lakes, ON L0K 1W0

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

Residential/ Single Family/ For Sale

Price: \$329,000.00

Active



MLS® #: **217904**
 List Date: **28-Aug-2019**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **894**
 Sq Ft Finished: **894**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **West**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Municipal road, Private Road**
 Garage Spaces/Type: **1.0/ Detached**
 Driveway Spaces/Type: **3/ Circular/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Lake Dalrymple**
 Shore Rd Allowance: **None**
 WF Features: **Beach, Dock, WF-Travelled Road Between**
 Shore Line: **Sandy**
 Leased Land Fee:
 # Rooms: **8**
 Recreational: **Yes**
 Year Built/Desc: **1950/ Estimate**
 Lot Depth: **120.00**
 Lot Size/Acres: **Under .5 Acre/ 0.28**
 WF Exposure: **West**
 WF Frontage Ft: **100**

Public Remarks: LAKE DALRYMPLE This is a delightful property that would be perfect for a young family. The 3-bedroom cottage has been extensively updated both inside and out and exudes a modern but very cottagey feel. Refer to the accompanying documentation for a comprehensive list of updates. The main living/dining area is exceptionally aesthetic, with a lovely vaulted tongue and groove ceiling and a wood stove providing warmth and charm. Walk-out to the west-facing deck to enjoy afternoon sun and evening sunsets over the lake. The lot is open and slightly sloping, providing plenty of play-space, while mature trees along the perimeter provide shade and privacy. Well-constructed stairs lead to the beach and owned dock across Lake Dalrymple Road. The waterfront is not owned, but the owners have full use of the beach directly across the road, which has wade-in hard sand bottom. The detached garage provides plenty of storage space. Furnishings are included. Buyer to confirm measurements.

Directions: Lake Dalrymple Rd past the Carden Rec Centre to Robins Lane, turn right onto Sparrow Lane. Note property fronts onto Lake Dalrymple Rd - sign on front and back

Interior Features
 Interior Features: **Carbon Monoxide Detector, Smoke Detector, Water Heater Owned**
 Basement: **None/ None/**
 Heat Primary/Sec: **Woodstove/ Baseboard**
 HVAC: **None**
 Under Contract/Rental Items: **None**
 Foundation: **Piers, Stone, Wood**
 Plumbing Age:

Exterior Features
 Add'l Monthly Fees:
 Lot Shape: **Rectangular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Other**
 Services: **Electricity, Garbage/Sanitary Collection**
 Topography: **Sloping**
 Roofing: **Asphalt, Shingles**
 Water/Supply Type: **Well/ Drilled Well**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s), Patio(s)**
 Other Structures: **Gazebo**
 Site Influences: **Water View**
 Exposure: **West**
 Lot Irregularities:
 Pool: **None**
 Alternative Power:
 Yr Roof Surface Replaced: **2010**
 Sewage: **Septic**
 FH Common Fee:

Inclusions/Exclusions
 Inclusions: **Microwave, Refrigerator, Stove, Window Coverings , furniture, dock, swing set, playhouse, slide, sand box. Refer to Schedule B for full list of inclusions.**

Exclusions: **Boat and trailer, boat accessories, tools, water toys.**

Tax Information
 Roll#: **165103600228100**
 Pin#: **631100061**
 Assessment \$/Year: **\$177,000/2016**
 Legal Description: **LT 11 PL 237 T/W R362068; CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments :
 Zoning: **LSR**
 Survey/Year: **No**
 Taxes/Year: **\$1,773/ 2018**
 Survey Type:

Rooms		
Room	Level	Dimensions
Living Room	M	15'4"x15'2"
Kitchen	M	17'0"x7'2"
Dining Room	M	7'8"x15'2"
Master Bedroom	M	9'10"x7'11"
Bedroom	M	8'11"x7'11"
Bedroom	M	8'7"x7'8"
Bathroom	M	6'10"x7'1"
Utility	M	2'10"x7'2"
Features		
Laminates, Skylight, Vaulted Ceiling, Walkout to Balcony/Deck		
Tile Floors		
Laminates		
Laminates		
Laminates		
4-Piece, Tile Floors		

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Client Full Report

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