

Property Client Full

140 Shadow Lake Road 28 Road, Kawartha Lakes, Ontario K0M 1K0

Listing

140 Shadow Lake Road 28 Rd Kawartha Lakes
Active / Residential Freehold / Detached

MLS® #: **X7271336**
 List Price: **\$435,000**

New Listing

Kawartha Lakes/Kawartha Lakes/Rural Somerville



Tax Amt/Yr: **\$1,911.00/2023** Transaction: **Sale**
 SPIS: **No** DOM
 Legal Desc: **LT 33 PL 278; KAWARTHA LAKES**

Style: Bungalow	Rooms Rooms+: 5+0
Fractional Ownership:	BR BR+: 2(2+0)
Assignment:	Baths (F+H): 0(0+0)
Link: No	SF Range: < 700
Stories: 1.0	SF Source:
Lot Irreg:	Lot Acres: < 0.50
Lot Front: 100.00	Fronting On: W
Lot Depth: 162.00	
Lot Size Code: Feet	
Zoning: LSR	
Dir/Cross St: County Road 42 (Baseline Road)	

PIN #: **631191060** ARN #: **165131005039200** Contact After Exp: **No**
 Holdover: **90**
 Possession: **Flexible** Possession Date:

Kitch Kitch + 1 (1+0)	Exterior: Wood	Utilities: No Gas, Hydro, No Sewers, No Cable, Telephone Available
Fam Rm: No	Drive: Private	
Basement: No/None	Gar/Gar Spcs: None/0.0	
Fireplace/Stv: Yes	Drive Pk Spcs: 8.00	Water: Other
Heat: Woodburning, Other	Tot Pk Spcs: 8.00	Water Inc: Lake/River
A/C: No/None	Pool: None	Sewers: Other
Central Vac: No		Special Desig: Unknown
Apx Age: 51-99		
Waterfront: Direct		
Property Feat: River/Stream		
Water Name: Gull, River		
Water Features: Riverfront		

Remarks/Directions

Client Rmks: **This charming 3-season chalet-style cottage on the southern Gull River section of the Shadow Lake System was designed and built by the original owners and has been in the same family for over 50 years. It has cedar siding and ceilings, large picture windows, open-concept living, kitchen and dining areas and two bedrooms, with heating provided by portable electric heaters and a wood stove. A verandah, deck and stone patio wrap around the cottage and provide views of the wooded lot and the river. The 0.35 acre property features 100 ft of waterfront and has a large sturdy dock for boating and recreation. The gentle current provides for safe swimming in the crystal-clear water as well as fishing and tubing down the river. The location of the cottage is idyllic as it resides on the widest part of the river with no cottages on the opposite shore. This property will appeal to those longing to re-acquaint themselves with the wonders of nature, while providing the option for future expansion.**

Extras: **Recent enhancements (2020) include a new deck, verandah, stairs to the waterfront and outhouse. A site survey was also completed in 2020. It is a short 5-minute drive to amenities in Coboconk.**

Listing Contracted With: **KAWARTHA WATERFRONT REALTY INC. 705-438-3000**

Prepared By: **BRENDA CARROLL, Administrator**

Date Prepared: **11/03/2023**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.72 M X 2.74 M	15.06 Ft x 8.00 Ft		
Dining Room	Main	2.44 M X 1.52 M	8.00 Ft x 4.00 Ft		
Kitchen	Main	3.12 M X 2.44 M	10.03 Ft x 8.00 Ft		
Bedroom	Main	2.54 M X 2.31 M	8.04 Ft x 7.07 Ft		
Bedroom	Main	2.54 M X 2.31 M	8.04 Ft x 7.07 Ft		
Bathroom				0	