

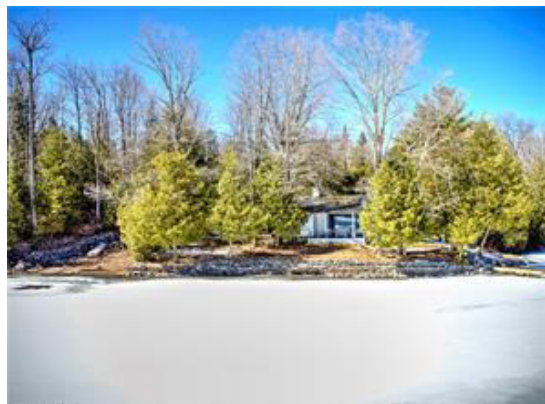
16 ADELLA Road, Coboconk, Ontario K0M 1K0

Listing


Client Full
Active / Residential

16 ADELLA Rd Coboconk

MLS®#: 40232577
Price: **\$1,495,000**



Kawartha Lakes/Kawartha Lakes/Bexley (Twp) Bungalow/House

 Water Body: **Silver Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	3	1	1

Beds: **3 (3 + 0)**
Baths: **2 (1 + 1)**
SF Fin Total: **1,909/Other**
SF Fin Range: **1001 to 1500**
AG Fin SF: **1,473.00/Other**
BG Fin SF: **436.00/Other**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$6,825/2022**

Remarks/Directions

Public Rmks: **This is an exceptionally rare opportunity to purchase a 19 acre property with a year-round home and 375 ft of prime waterfront on Silver Lake. Silver Lake is one of the undiscovered gems of the Kawarthas – extremely quiet with low cottage density, boat access to the Shadow Lake system, and deep clean water. The three bedroom home with a basement is ideally sited on a level point close to the waters edge providing panoramic views of the lake. The waterfront is excellent and offers both dive-off-the-dock weed-free swimming as well as a wade-in sand beach. The home has a generous footprint of almost 1,500 sq ft, providing a great opportunity for renovation or rebuilding. Additionally, the large lot size and access from a municipally serviced road should allow for the construction of up to two additional dwellings under the draft new rural zoning bylaws recently issued by the City of Kawartha Lakes. There is a paved driveway, garage and a RV storage shelter on the property. There is easy access to services in Coboconk (under 5 minutes) and Fenelon Falls (15 minutes), and the GTA is within a 90 minute drive.**

Directions: **Highway 35 to Adella Road**

Common Elements

Waterfront

Features: **Beach Front**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Hard Bottom, Sandy**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **375.00**
Exposure: **East**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Porch-Enclosed**
Construct. Material: **Aluminum Siding**
Shingles Replaced:
Foundation: **Concrete, Concrete Block**
Year/Desc/Source: **1947//Public Records**
Property Access: **Municipal Road**
Other Structures: **Shed, Other**
Garage & Parking: **Detached Garage//Private Drive Single Wide//Asphalt Driveway**
Parking Spaces: **11**
Services: **Driveway Spaces: 10.0**
Garbage/Sanitary Collection, High Speed Internet
Water Source: **Lake/River**
Water Tmnt: **Sediment Filter, UV System**
Lot Size Area/Units: **19.090/Acres**
Acres Range: **10-24.99**
Lot Front (Ft): **375.00**
Lot Depth (Ft): **833.00**
Location: **Rural**
Lot Irregularities:
Area Influences: **Highway Access, Lake/Pond**
View: **Lake**
Topography: **Sloping, Wooded/Treed**
Restrictions: **Right-of-Way**
School District: **Trillium Lakelands District School Board**
High School: **Fenelon Falls Secondary School**
Elementary School: **Ridegwood PS**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces: **1.0**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On: **East**
Exposure:

Interior

Interior Feat: **Ceiling Fans**
Basement: **Partial Basement**
Basement Fin: **Partially Finished**
Laundry Feat: **In Basement**
Cooling: **None**
Heating: **Baseboard, Fireplace-Propane, Forced Air-Propane, Woodstove**
Fireplace: **1**
Under Contract: **Propane Tank**
FP Stove Op: **Yes**
Contract Cost/Mo:

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: PT LT 31 GULL RIVER RANGE BEXLEY AS IN VT79342; PT LT 30 GULL RIVER RANGE BEXLEY; PT LT 31 GULL RIVER BEXLEY; PT LT 32 GULL RIVER RANGE BEXLEY DESIGNATED PARTS 7 AND 8 PL 57R4645; S/T R222397 CITY OF KAWARTHA LAKES	
Zoning: RR3 AND RG-2	Survey: Boundary Only/ 1987
Assess Val/Year: \$681,000/2022	Hold Over Days: 90
PIN: 631140271	Occupant Type: Owner
ROLL: 165134001023100	Deposit: \$75,000
Possession/Date: Flexible/	

Brokerage Information

List Date: **03/31/2022**
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record**Date Prepared: 03/31/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40232577

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	15' 6" X 19' 6"	4.72 X 5.94	
Kitchen	Main	11' 6" X 18' 0"	3.51 X 5.49	
Dining Room	Main	11' 6" X 21' 6"	3.51 X 6.55	
Bedroom Primary	Main	11' 6" X 11' 6"	3.51 X 3.51	
Bedroom	Main	9' 6" X 9' 6"	2.90 X 2.90	
Bedroom	Main	9' 6" X 11' 6"	2.90 X 3.51	
Bathroom	Main	6' 6" X 5' 0"	1.98 X 1.52	4-Piece
Porch	Main	8' 6" X 11' 0"	2.59 X 3.35	
Recreation Room	Basement	15' 6" X 15' 0"	4.72 X 4.57	
Office	Basement	10' 6" X 12' 6"	3.20 X 3.81	
Bathroom	Basement	5' 6" X 6' 6"	1.68 X 1.98	2-Piece
Laundry	Basement	7' 0" X 8' 0"	2.13 X 2.44	

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