

# 34 CAROLINA Court, Lakehurst, Ontario K0L 1J0

Listing

Client Full

**34 CAROLINA Ct Lakehurst**

MLS® #: 40223704

**Active / Residential**Price: **\$1,499,000**

## Peterborough/Trent Lakes/Harvey Township

Bungalow/House

Water Body: **Pigeon Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	5	2	1

Beds: **5 ( 5 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Fin Total: **1,818/LBO provided**  
 SF Fin Range: **1501 to 2000**  
 AG Fin SF: **1,818.00/LBO provide**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,169/2022**

Next OH: **Public: Sat Mar 26, 12:00PM-2:00PM**

### Remarks/Directions

**Public Rmks:** This is an exceptionally family-friendly and private four-season Pigeon Lake beach house property with the capacity to handle large gatherings. Sited on a substantial 0.93 acre lot with 171 ft of west-facing waterfront, the property is distinguished by a large and level peninsula extending into the lake that is perfect for games, sunsets and campfires, and by a magnificent stand of hardwood trees out back. The house is nicely set close to the water with a large new (2021) deck and screened gazebo. A boat house with a rooftop deck provides additional locations to enjoy the pure western vistas to undeveloped Boyd Island. A large waterside sauna is perfect for shoulder season and winter comfort. The property is well-treed along the lot lines providing excellent privacy. The well-maintained house has open concept living, dining and kitchen areas highlighted by a floor-to-ceiling stone fireplace with efficient wood-burning insert and low-maintenance hardwood floors. The kitchen has new high-end appliances (2021). The primary bedroom has a 3 pc ensuite and the other four bedrooms provide plenty of room for guests. Recreation opportunities abound with nearby sandbars, hiking trails on Boyd Island, and Bobcaygeon is a short boat ride away. Access is via a municipally maintained road. The property is being sold turn-key with almost all furnishings, water toys and property maintenance tools included. A short closing is possible as the Seller is relocating.

**Directions:** County Rd 37 (Lakehurst Rd) to Flynns Rd to Barcroft Rd to Sugarbush Cr to Sugarbush Blvd to Carolina Court.

### Common Elements

### Waterfront

**Features:** **Trent System**  
**Dock Type:** **Private Docking**  
**Shoreline:** **Mixed, Shallow**  
**Shore Rd Allow:** **None**  
**Channel Name:** **None**  
**Boat House:** **Dry Boathouse - Single**  
**Frontage:** **171.00**  
**Exposure:** **West**  
**Island Y/N:** **No**

### Exterior

**Exterior Feat:** **Deck(s)**  
**Construct. Material:** **Wood**  
**Shingles Replaced:** **Foundation:** **Block**  
**Year/Desc/Source:** **1974//Public Records**  
**Property Access:** **Municipal Road**  
**Other Structures:** **Sauna, Shed**  
**Garage & Parking:** **Private Drive Single Wide//Gravel Driveway**  
**Parking Spaces:** **6** **Driveway Spaces:** **6.0**  
**Services:** **High Speed Internet**  
**Water Source:** **Drilled Well** **Water Tmnt:** **UV System, Water Softener**  
**Lot Size Area/Units:** **0.928/Acres** **Acres Range:** **0.50-1.99**  
**Lot Front (Ft):** **171.00** **Lot Depth (Ft):** **342.00**  
**Location:** **Rural** **Lot Irregularities:**  
**Area Influences:** **Lake/Pond**  
**Topography:** **Wooded/Treed**  
**Restrictions:** **None**  
**Roof:** **Asphalt Shingle**  
**Prop Attached:** **Detached**  
**Apx Age:** **31-50 Years**  
**Rd Acc Fee:**  
**Winterized:** **Fully Winterized**  
**Garage Spaces:**  
**Sewer:** **Septic**  
**Acres Rent:**  
**Lot Shape:** **Irregular**  
**Land Lse Fee:**  
**Fronting On:** **West**  
**Exposure:**

### Interior

**Interior Feat:** **Built-In Appliances, Ceiling Fans, Sump Pump, Water Heater Owned, Water Softener**  
**Basement:** **Crawl Space** **Basement Fin:** **Unfinished**  
**Laundry Feat:** **Main Level**  
**Cooling:** **Central Air**  
**Heating:** **Fireplace-Wood, Forced Air-Propane**  
**Fireplace:** **1** **FP Stove Op:** **Yes**  
**Under Contract:** **Propane Tank** **Contract Cost/Mo:**  
**Inclusions:** **Dishwasher, Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings**  
**Add Inclusions:** **Refer to Schedule B for full list of inclusions**

## Property Information

Common Elem Fee: **No**  
 Legal Desc: **LT 90 PL 44 HARVEY MUNICIPALITY OF TRENT LAKES**  
 Zoning: **SR**  
 Assess Val/Year: **\$474,000/2022**  
 PIN: **283530177**  
 ROLL: **154201000154419**  
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **Available/ 1990**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**

Deposit: **75,000**

## Brokerage Information

List Date: **03/17/2022**  
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**   
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **03/22/2022**POWERED by [itsorealestate.com](https://itsorealestate.com). All rights reserved.

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

Rooms

**MLS® #: 40223704**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Living Room</b>	<b>Main</b>	<b>31' 3" X 19' 4"</b>	<b>9.53 X 5.89</b>	
<b>Kitchen</b>	<b>Main</b>	<b>16' 2" X 10' 3"</b>	<b>4.93 X 3.12</b>	
<b>Dining Room</b>	<b>Main</b>	<b>11' 2" X 10' 3"</b>	<b>3.40 X 3.12</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>11' 0" X 11' 7"</b>	<b>3.35 X 3.53</b>	
<b>Bathroom</b>	<b>Main</b>	<b>4' 6" X 7' 7"</b>	<b>1.37 X 2.31</b>	<b>3-Piece, Ensuite</b>
<b>Bedroom</b>	<b>Main</b>	<b>13' 7" X 9' 8"</b>	<b>4.14 X 2.95</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13' 7" X 9' 5"</b>	<b>4.14 X 2.87</b>	
<b>Bedroom</b>	<b>Main</b>	<b>13' 4" X 9' 4"</b>	<b>4.06 X 2.84</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9' 11" X 9' 4"</b>	<b>3.02 X 2.84</b>	
<b>Bathroom Primary</b>	<b>Main</b>	<b>4' 10" X 7' 7"</b>	<b>1.47 X 2.31</b>	<b>4-Piece</b>

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