

# 37 DUNCOMBE Drive, Coboconk, Ontario K0M 1K0

Listing

Client Full  
**Active / Residential**

[37 DUNCOMBE Dr Coboconk](#)

Listing ID: 40545243  
 Price: **\$1,799,000**



## Kawartha Lakes/Kawartha Lakes/Somerville (Twp) 1.5 Storey/House

Water Body: **Gull River**  
 Type of Water: **River**

	Beds	Baths	Kitch
Main	<b>3</b>	<b>2</b>	<b>1</b>

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **2,300**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,300/LBO provide**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,950.00/2024**

### Remarks/Directions

Public Rmks: **This is an exceptionally attractive newer-build (2012) Lakehouse on a wide section of the Gull River just before it enters Balsam Lake. Located on a street with many high-end properties, the sizeable 0.6 acre lot is level, with 138 ft of west-facing waterfront providing beautiful vistas of the undeveloped shore of Indian Point Provincial Park. Enter through the lovely porch and be delighted by the expansive windows and wood-beamed ceilings in the Great Room and Loft that provide abundant natural light and a wonderful sense of airiness. The kitchen is large and bright and overlooks the dining area with a walk-out to the deck. The spacious primary bedroom with a walk-out, two other bedrooms, 5 pc and 2 pc bathrooms and a laundry complete the main floor layout, while the large Loft area can be deployed for many uses. The exterior of the Lakehouse is a lovely combination of cedar shakes and board and batten, and the roof is low-maintenance metal. The wall-to-wall waterside deck and waterside firepit provides plenty of outdoor living area, and there is dog-friendly fencing along the waterside lot lines. The waterfront has both armour stone and a wade-in sandy beach. The crawl space is easily accessed through an interior hatch with stairs, and is deep, dry, and well insulated. There are two sheds and two docks, one of which has three SeaDoo ports. The property is an easy drive from the GTA and services in Coboconk are within a 5 minute drive.**

Directions: **Highway 35 to Everett Road to Duncombe Drive**

### Waterfront

Waterfront Type: **Direct Waterfront**  
 Waterfront Features: **Trent System**  
 Dock Type: **Private Docking**  
 Shoreline: **Mixed**  
 Shore Rd Allow: **None**  
 Channel Name:  
 Water View: **Direct Water View**  
 Boat House:  
 Frontage: **138.00**  
 Exposure: **West**  
 Island Y/N: **No**

### Exterior

Exterior Feat: **Deck(s), Porch**  
 Construct. Material: **Board & Batten, Cedar**  
 Shingles Replaced:  
 Year/Desc/Source: **2012//Assessor**  
 Property Access: **Public Road**  
 Other Structures: **Shed**  
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**  
 Parking Spaces: **6**  
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail, Underground Wiring**  
 Water Source: **Drilled Well**  
 Well Cap Gall/Min: **5**  
 Lot Size Area/Units: **0.598/Acres**  
 Lot Front (Ft): **138.00**  
 Location: **Rural**  
 Area Influences: **Lake Access, Marina, Schools, Shopping Nearby**  
 View: **River**  
 Topography: **Level**  
 School District: **Trillium Lakelands District School Board**  
 Elementary School: **Ridgewood PS**  
 Foundation: **Poured Concrete**  
 Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **6-15 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Driveway Spaces: **6.0**  
 Garage Spaces:  
 Water Tmnt: **UV System, Water Softener**  
 Sewer: **Septic**  
 Well Depth Ft: **27**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft):  
 Lot Irregularities:  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **West**

### Interior

Interior Feat: **Ceiling Fans, ERV/HRV, Sump Pump, Water Heater Owned, Water Softener**  
 Basement: **Crawl Space**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, Woodstove**  
 Fireplace: **1/Wood Stove**  
 Basement Fin: **Unfinished**  
 FP Stove Op: **Yes**

Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Two docks, including one with three Seadoo Ports, Starlink equipment.**  
 Exclusions: **All furniture, kayaks and contents of sheds are excluded but negotiable.**  
 Electric Age: **12** Plumbing Age: **12** Furnished:  
 Furnace Age: **12** Tank Age: UFFI:

**Property Information**

Common Elem Fee: **No** Local Improvements Fee:  
 Legal Desc: **PT LT 31 PL 372 PT 2 57R3694; CITY OF KAWARTHA LAKES**  
 Zoning: **LSR** Survey: **Boundary Only/ 1983**  
 Assess Val/Year: **\$651,000/2024** Hold Over Days: **90**  
 PIN: **631180085** Occupant Type: **Owner**  
 ROLL: **165131005033400**  
 Possession/Date: **Flexible/** Deposit: **75000.00**

**Brokerage Information**

List Date: **03/01/2024**  
 List Brokerage: **[Kawartha Waterfront Realty](#)**

Source Board: Barrie and District Association of REALTORS®  
 Prepared By: Brenda Carroll, Personal Assistant  
 Date Prepared: 03/01/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
 POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

**Rooms**

**Listing ID: 40545243**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Great Room</b>	<b>Main</b>	<b>24' 11" X 22' 3"</b>	<b>7.59 X 6.78</b>	<b>Beamed ceiling, Cathedral Ceiling</b>
<b>Kitchen</b>	<b>Main</b>	<b>17' 5" X 16' 2"</b>	<b>5.31 X 4.93</b>	<b>Double sink</b>
<b>Dining Room</b>	<b>Main</b>	<b>16' 2" X 11' 4"</b>	<b>4.93 X 3.45</b>	<b>Sliding doors</b>
<b>Foyer</b>	<b>Main</b>	<b>15' 2" X 8' 0"</b>	<b>4.62 X 2.44</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>15' 4" X 13' 10"</b>	<b>4.67 X 4.22</b>	<b>Sliding doors</b>
<b>Bedroom</b>	<b>Main</b>	<b>15' 4" X 12' 1"</b>	<b>4.67 X 3.68</b>	
<b>Bedroom</b>	<b>Main</b>	<b>12' 1" X 10' 4"</b>	<b>3.68 X 3.15</b>	
<b>Bathroom</b>	<b>Main</b>	<b>9' 10" X 8' 10"</b>	<b>3.00 X 2.69</b>	<b>5+ Piece</b>
<b>Bathroom</b>	<b>Main</b>	<b>6' 10" X 3' 7"</b>	<b>2.08 X 1.09</b>	<b>2-Piece</b>
<b>Loft</b>	<b>Second</b>	<b>25' 3" X 24' 11"</b>	<b>7.70 X 7.59</b>	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.