

# 12 COURTLAND Road, Coboconk, Ontario K0M 1K0

Listing

Client Full  
**Active / Residential**

**12 COURTLAND Rd Coboconk**

MLS® #: 40088532

Price: \$649,000



## Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

Bungalow/House

Water Body: **Shadow Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds: **2 ( 2 + 0 )**  
 Baths: **1 ( 1 + 0 )**  
 SF Total: **750/Owner**  
 SF Range: **501 to 1000**  
 Abv Grade Fin SF: **750.00/Owner**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$3,300/2020**

### Remarks/Directions

Public Rmks: **Affordable cottage property offered for sale on much sought-after Shadow Lake. Listings are few and far between on this popular lake. Most owners covet their summertime on a lake such as this. It accommodates all smaller watercraft and offers safe swimming and sailing opportunities. Generous space on this fabulous 1.201-acre lot with 83 feet of wade-in waterfront along with sand beach. Add south/west exposure to this picture. Lot depth of 388 feet allows for lots of back lot activity including ball games for the kids. The two-bedroom cottage with large windows in the combined living room/dining area provide picture-perfect lake views. A neat large picnic table with handy side benches can entertain a crowd on the spacious wrap/around cottage deck. The kitchen with fridge is conveniently nearby. For those that like to putter, the workshop building would be popular (contents will be left at Seller's discretion). As a possible alternative, this structure along with its decking would make a fabulous Bunkie. Because this waterfront property is in an area of upscale homes and cottages, any future rebuild on the lot would further leverage the substantial value of the lot.**

Directions: **Highway 35 to Courtland Road - on east side between Coboconk and Norland**  
 Cross St: **Highway 35**

### Common Elements

### Waterfront

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Sandy, Shallow**  
 Shore Rd Allow: **Not Owned**  
 Channel Name:

Boat House:  
 Frontage: **83.00**  
 Exposure: **East**  
 Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

### Exterior

Exterior Feat:	<b>Deck(s)</b>				
Construct. Material:	<b>Aluminum Siding</b>				
Shingles Replaced:					
Year/Desc/Source:	<b>1990/Estimate/Estimated</b>	Foundation:	<b>Piers</b>	Roof:	<b>Asphalt Shingle</b>
Property Access:	<b>Private Road</b>			Prop Attached:	<b>Detached</b>
Other Structures:	<b>Shed, Workshop</b>			Apex Age:	<b>31-50 Years</b>
Parking Features:	<b>Gravel Driveway, Outside/Surface/Open</b>			Rd Acc Fee:	
Parking Spaces:		Driveway Spaces:	<b>4.0</b>	Winterized:	
Garage Sp/Desc:		Parking Assigned:		Carport Sp:	
Services:	<b>At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone Available</b>			Sewer:	<b>Septic</b>
Water Source:	<b>Lake/River</b>	Water Tmnt:			
Lot Size Area/Units:	<b>1.20/Acres</b>	Acres Range:	<b>0.50-1.99</b>	Acres Rent:	
Lot Front (Ft):	<b>83.00</b>	Lot Depth (Ft):	<b>460.00</b>	Lot Shape:	<b>Irregular</b>
Location:	<b>Rural</b>	Lot Irregularities:		Land Lse Fee:	
Area Influences:	<b>Beach, Lake Access, Lake/Pond</b>				
View:	<b>Clear, Lake, Panoramic</b>			Retire Com:	
Topography:	<b>Partially Cleared, Sloping</b>			Fronting On:	<b>East</b>
Restrictions:	<b>None</b>			Exposure:	<b>East</b>
School District:	<b>Trillium Lakelands District School Board</b>				

### Interior

Interior Feat: **Water Heater**  
 Basement: **None**  
 Basement Fin:

Cooling: **Wall Unit**  
Heating: **Baseboard**  
Inclusions: **Furniture, Microwave, Refrigerator, Satellite Dish, Stove**  
Add Inclusions: **Refer to Schedule B**  
Exclusions: **Personal items and staging props**

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**Property Information**

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Common Elem Fee: **No**  
Legal Desc: **PT S1/2 LT 3 CON 11 LAXTON AS IN R449933; T/W R449933; KAWARTHA LAKES**  
Zoning: **RR**  
Assess Val/Year: **\$337,000/2021**  
PIN: **631130450**  
ROLL: **165142000118600**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **Available/**  
Hold Over Days:  
Occupant Type: **Vacant**

Deposit:

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**Brokerage Information**

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List Date: **03/31/2021**  
List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 82**  
Source Board: **Kawartha Lakes**

**Prepared By: GAIL MCCORMACK, Broker**

**Date Prepared: 03/31/2021**

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