

243 AVERY POINT Road, Sebright, Ontario L0K 1W0

Listing

Client Full

243 AVERY POINT Rd Sebright

MLS® #: 40107027

Active / ResidentialPrice: **\$635,000**

Kawartha Lakes/Kawartha Lakes/Carden (Twp)

Bungalow/House

Water Body: **Dalrymple Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1

Beds: **1 (1 + 0)**
 Baths: **1 (1 + 0)**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,155.00/Public Reco**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,262/2020**

Remarks/Directions

Public Rmks: This is an attractive year-round cottage on popular Avery Point Road on Lake Dalrymple. The cottage has over 1,150 sq ft of mostly open-concept living space with an especially lovely waterfront-facing sunroom. There is currently one large bedroom that could easily be returned back to its original configuration of two bedrooms. Heating is provided by a combination of forced-air oil furnace (located in the partial basement), wood stove and baseboards. Vinyl siding and metal roofs on both the cottage and detached garage provide attractive and low maintenance exteriors. Avery Point is unique in that properties have waterfront views on both the east and west sides of the lot. There is a cabin on the west-facing side of this lot that has good potential for refurbishment into additional living space. There are also several storage sheds in the back yard that could be removed to open up more recreational space. Dock and boat lift are included. Avery Point Road is paved and maintained year-round by the municipality.

Directions: County Road 6 (Kirkfield Road) to Avery Point Road

Common Elements

Waterfront

Features:
 Dock Type: **Other**
 Shoreline: **Private Docking**
 Shore Rd Allow: **Natural**
 Channel Name: **Not Owned**

Boat House:
 Frontage: **50.00**
 Exposure:
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Porch**
Construct. Material: **Vinyl Siding**
Shingles Replaced: **Foundation: Concrete Block**
Year/Desc/Source: **1965/Completed / New/Public Records**
Property Access: **Municipal Road**
Other Structures: **Shed**
Garage & Parking: **Detached Garage, Private Drive Single Wide, Gravel Driveway**
Parking Spaces: **6**
Parking Level/Unit: **Driveway Spaces: 5.0**
Services: **Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available**
Water Source: **Lake/River**
Water Tmnt: **Sediment Filter, UV System**
Lot Size Area/Units: **0.176/Acres**
Acres Range: **< 0.5**
Lot Front (Ft): **50.00**
Lot Depth (Ft): **167.00**
Location: **Rural**
Lot Irregularities:
Area Influences: **Lake/Pond**
View: **Lake**
Topography: **Level**
Restrictions: **None**

Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces: **1.5**
Sewer: **Septic**
Acres Rent:
Lot Shape: **Rectangular**
Land Lse Fee:
Retire Com:
Fronting On: **West**
Exposure:

Interior

Interior Feat: **Ceiling Fans, Sump Pump**
Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**
Basement: **Partial Basement**
Basement Fin: **Unfinished**
Laundry Feat: **Washer Hookup**
Cooling: **None**
Heating: **Baseboard, Oil Forced Air, Woodstove**
Fireplace: **/Wood Stove**
Under Contract: **HWT-Electric**
Inclusions: **Microwave, Refrigerator, Stove, Window Coverings**

FP Stove Op:
Contract Cost/Mo:

Property Information

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 72 PL 150; KAWARTHA LAKES**
Zoning: **RR2**
Assess Val/Year: **\$333,000/2021**
PIN: **631080364**
ROLL: **165103600312100**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **None/**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit:

Brokerage Information

List Date: **05/03/2021**
List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 05/03/2021

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

Rooms

MLS® #: 40107027

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	23' 6" X 11' 6"	7.16 X 3.51	
Family Room	Main	23' 6" X 10' 6"	7.16 X 3.20	
Dining Room	Main	18' 6" X 12' 0"	5.64 X 3.66	
Kitchen	Main	13' 4" X 7' 3"	4.06 X 2.21	
Bedroom Primary	Main	17' 2" X 10' 0"	5.23 X 3.05	
Mud Room	Main	9' 5" X 7' 5"	2.87 X 2.26	
Bathroom	Main			4-Piece

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