

# 58 SHADOW LAKE ROAD 8 Road, Coboconk, Ontario K0M 1K0

Listing

Client Full

[58 SHADOW LAKE ROAD 8 Rd Coboconk](#)

MLS® #: 40162693

**Active / Residential**Price: **\$1,099,000**

## Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

### 2 Storey/House

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

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Total: **1,199/LBO provided**  
 SF Range: **1001 to 1500**  
 Abv Grade Fin SF: **1,199.00/LBO provide**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$4,812/2021**

### Remarks/Directions

**Public Rmks:** This year-round cottage or home on beautiful Shadow Lake has many outstanding features that make it a perfect family gathering place or income property. You will marvel at the spacious Great Room with floor to ceiling windows that offer an unbroken panorama of fabulous lake views and sunsets. A stone propane fireplace adds to the ambience of this special room. The main level also features a 2-pc powder room, a bedroom and a recently renovated kitchen with new cabinets, counter tops, flooring and appliances. The upper level has a loft that overlooks the Great Room and joins the Primary bedroom with a semi-ensuite and an additional bedroom. Other special features include a 2-room guest cabin with 3-pc bath, a dry boathouse (currently used a workshop and for storage) and newer docking. The property is sited on a spacious and private 0.55 acre lot with 135 feet of west-facing waterfront with plenty of level ground both front and back for outdoor games. The shoreline is sandy and wade-in and perfect for children. The extensive list of inclusions make this a turn-key property.

**Directions:** From Coboconk take County Road 42 (Baseline Road) north to Shadow Lake Road 8.

### Common Elements

### Waterfront

**Features:** **Beach Front**  
**Dock Type:** **Private Docking**  
**Shoreline:** **Sandy, Shallow**  
**Shore Rd Allow:** **None**  
**Channel Name:** **None**  
**Boat House:** **Dry Boathouse - Single**  
**Frontage:** **135.00**  
**Exposure:** **None**  
**Island Y/N:** **No**

### Exterior

**Exterior Feat:** **Deck(s)**  
**Construct. Material:** **Vinyl Siding**  
**Shingles Replaced:** **Foundation:** **Concrete Block**  
**Year/Desc/Source:** **1991/Completed / New/Public Records**  
**Property Access:** **Private Road, Year Round Road**  
**Other Structures:** **Other**  
**Garage & Parking:** **, Private Drive Single Wide,**  
**Parking Spaces:** **6**  
**Parking Level/Unit:** **Driveway Spaces:** **6.0**  
**Services:** **Garbage/Sanitary Collection, High Speed Internet Avail**  
**Water Source:** **Lake/River**  
**Water Tmnt:** **Sediment Filter, UV System**  
**Lot Size Area/Units:** **0.557/Acres**  
**Acres Range:** **0.50-1.99**  
**Lot Front (Ft):** **135.00**  
**Lot Depth (Ft):** **242.00**  
**Location:** **Rural**  
**Lot Irregularities:** **None**  
**Area Influences:** **Lake/Pond**  
**View:** **Lake**  
**Topography:** **Level**  
**Restrictions:** **None**  
**Elementary School:** **Ridgewood Public School**  
**Roof:** **Asphalt Shingle**  
**Prop Attached:** **Detached**  
**Apx Age:** **16-30 Years**  
**Rd Acc Fee:** **Fully Winterized**  
**Winterized:** **Fully Winterized**  
**Garage Spaces:** **Septic**  
**Sewer:** **Septic**  
**Acres Rent:** **Irregular**  
**Lot Shape:** **Irregular**  
**Land Lse Fee:** **None**  
**Retire Com:** **West**  
**Fronting On:** **West**  
**Exposure:** **West**

### Interior

**Interior Feat:** **Ceiling Fans, Water Heater Owned**  
**Basement:** **Crawl Space**  
**Basement Fin:** **Unfinished**  
**Laundry Feat:** **None**  
**Cooling:** **Window Unit**  
**Heating:** **Baseboard, Fireplace-Propane**  
**Fireplace:** **1/Propane**  
**Under Contract:** **None**  
**Inclusions:** **Dishwasher, Hot Water Tank Owned, Microwave, Refrigerator, Smoke Detector, Stove, Window Coverings**  
**Add Inclusions:** **Refer to Schedule B for full list of inclusions.**  
**FP Stove Op:** **Yes**  
**Contract Cost/Mo:** **None**

## Property Information

Common Elem Fee: **No**  
 Legal Desc: **PT LT 61 CON FRONT RANGE SOMERVILLE PT 2, 57R4293; T/W R385299 EXCEPT THE EASEMENT THEREIN RE: PT 3, 57R4293; CITY OF KAWARTHA LAKES**  
 Zoning: **LSR**  
 Assess Val/Year: **\$485,000/2021**  
 PIN: **631200186**  
 ROLL: **165131004007401**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Boundary Only/ 1985**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**  
 Deposit: **50000**

## Brokerage Information

List Date: **09/09/2021**  
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**   
 Source Board: **Kawartha Lakes**

**Prepared By: DAVID DONAIS, Broker of Record**

**Date Prepared: 09/09/2021**

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Rooms

**MLS® #: 40162693**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>18' 9" X 15' 4"</b>	<b>5.72 X 4.67</b>	
<b>Dining Room</b>	<b>Main</b>	<b>19' 2" X 8' 10"</b>	<b>5.84 X 2.69</b>	
<b>Kitchen</b>	<b>Main</b>	<b>14' 4" X 7' 0"</b>	<b>4.37 X 2.13</b>	
<b>Bedroom</b>	<b>Main</b>	<b>12' 3" X 9' 11"</b>	<b>3.73 X 3.02</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 3" X 4' 8"</b>	<b>1.60 X 1.42</b>	<b>2-Piece</b>
<b>Bedroom Primary</b>	<b>Second</b>	<b>12' 1" X 17' 4"</b>	<b>3.68 X 5.28</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11' 1" X 10' 5"</b>	<b>3.38 X 3.17</b>	
<b>Bathroom</b>	<b>Second</b>	<b>9' 6" X 8' 10"</b>	<b>2.90 X 2.69</b>	<b>4-Piece</b>

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