64 SHADOW LAKE 43 Road, Coboconk, Ontario K0M 1K0

Listing

Client Full
Active / Residential

64 SHADOW LAKE 43 Rd Coboconk

MLS®#: 40095706
Price: **$1,799,000**

Kawartha Lakes/Kawartha Lakes/Bexley (Twp)
Bungalow/House

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

	Beds	Baths	Kitch
Main	**3**	**2**	**1**

Beds:	**3** (**3** + **0**)
Baths:	**2** (**1** + **1**)
SF Total:	**1,710/Other**
SF Range:	**1501 to 2000**
Abv Grade Fin SF:	**1,710.00/Other**
Common Interest:	**Freehold/None**
Tax Amt/Yr:	**$6,336/2020**

Remarks/Directions

Public Rmks: **This special waterfront package with its impressive granite setting captures a special Muskoka-like charm without the challenging travel to get here. Tucked into a private area of Shadow Lake it will undoubtedly satisfy the desire for space, peace and quiet enjoyment. You will find it all here in a beautifully treed lot with 252 feet of fabulous waterfront. Views from various vantage points on the property frame spectacular open lake vistas. Water depth off the end of the docks is approximately 15 feet and weed free, while the docks can accommodate several moorings. The 3-bedroom, board and batten house/executive cottage with Great Room, is almost turnkey. An impressive fireplace is not only an important feature in the Great Room but also does the job of heating most of the house. The attractive den can easily serve as a 4th bedroom. Reclaimed hemlock barnboard flooring adds to the character throughout the building. An impressive insulated 3 bay garage boasts an upper level that serves many uses including office space, gym and potential extra bedrooms. A possible future bathroom lacks only finishing and installation of fixtures. The outdoor shed overlooking the water is a building not to be ignored since it holds promise of a future boathouse or Bunkie. The sale includes a separately deeded, 21.579-acre parcel of managed forest property. This vacant land lies directly across Shadow Lake Road 43 from the subject property and extends all the way to Highway 35. It further enhances the privacy of the included lakefront parcel.**

Directions: **Highway 35 north from Coboconk to Shadow Lake Road 43 on East side.**

Common Elements

Waterfront

Features:	**Beach Front**	Boat House:	
Dock Type:	**Private Docking**	Frontage:	**252.49**
Shoreline:	**Clean, Deep**	Exposure:	**East**
Shore Rd Allow:	**Owned**	Island Y/N:	**No**
Channel Name:			

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse				
Garage	**4**			**Yes**

Exterior

Exterior Feat:	**Deck(s), Year Round Living**				
Construct. Material:	**Board & Batten, Wood**			Roof:	**Asphalt Shingle**
Shingles Replaced:		Foundation:	**Block, Slab**	Prop Attached:	**Detached**
Year/Desc/Source:	**2007//Public Records**			Apx Age:	**6-15 Years**
Property Access:	**Year Round Road**			Rd Acc Fee:	
Other Structures:	**Shed**			Winterized:	**Fully Winterized**
Garage & Parking:	**Detached Garage**, **Visitor Parking**, **Gravel Driveway**				
Parking Spaces:	**7**	Driveway Spaces:	**4.0**	Garage Spaces:	**3.0**
Parking Level/Unit:		Parking Assigned:		Sewer:	**Septic**
Services:	**At Lot Line-Hydro, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone, Underground Wiring**				
Water Source:	**Drilled Well**	Water Tmnt:	**Iron/Mineral Filter**		
Lot Size Area/Units:	/	Acres Range:	**0.50–1.99**	Acres Rent:	
Lot Front (Ft):	**252.49**	Lot Depth (Ft):	**125.00**	Lot Shape:	
Location:	**Rural**	Lot Irregularities:		Land Lse Fee:	
Area Influences:	**Forest Management, Lake/Pond, Landscaped, Shopping Nearby**				
View:	**Bay, Lake**			Retire Com:	
Topography:	**Level**			Fronting On:	**East**

Interior

Interior Feat: **Built-In Appliances, Rough-in Bath, Separate Heating Controls, Skylight, Upgraded Insulation, Water Heater**

	Owned, Water Treatment, Work Bench, Workshop		
Security Feat:	**Smoke Detector(s)**		
Access Feat:	**Hallway Width 36"-41"**		
Basement:	**Crawl Space**	Basement Fin:	**Unfinished**
Basement Feat:	**Exposed Rock**		
Laundry Feat:	**Laundry Room, Main Level, Sink**		
Cooling:	**None**		
Heating:	**Baseboard, Fireplace-Wood**		
Fireplace:	**1/Family Room, Wood**	FP Stove Op:	**Yes**
Inclusions:	**Dishwasher, Dryer, Furniture, Garage Door Opener, Microwave, Range Hood, Refrigerator, Satellite Dish, Satellite Equipment, Smoke Detector, Stove, Washer, Window Coverings**		
Add Inclusions:	**Chattels as per Schedule B**		
Furnace Age:		Tank Age:	UFFI: **No**

Property Information

Common Elem Fee:	**No**	Local Improvements Fee:	
Legal Desc:	**LT 7-8 PL 265; N 1/2 LT 9 PL 265 T/W A60058 & A60059; KAWARTHA LAKES AND PT LT 33 GULL RIVER RANGE BEXLEY; PT LT 34 GULL RIVER RANGE BEXLEY AS IN R361545 LYING N OF PRIVATE DR PL 265; KAWARTHA LAKES**		
Zoning:	**RR**	Survey:	**Boundary Only**/
Assess Val/Year:	**$647,000/2021**	Hold Over Days:	
PIN:	**631140113**	Occupant Type:	**Owner**
ROLL:	**165134001023900**		
Possession/Date:	**Flexible**/	Deposit:	

Brokerage Information

List Date:	**04/29/2021**
List Brokerage:	**KAWARTHA WATERFRONT REALTY INC. - 82**
Source Board:	**Kawartha Lakes**

Prepared By: BRENDA CARROLL, Personal Assistant **Date Prepared: 04/29/2021**

POWERED **by itsorealestate.com. All rights reserved.** ***Information deemed reliable but not guaranteed.*** **CoreLogic Matrix**

Rooms

MLS®#: 40095706

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Bathroom	**Main**	**5' 4" X 4' 6"**	**1.63 X 1.37**	**2-Piece**
Bathroom	**Main**	**10' 11" X 9' 11"**	**3.33 X 3.02**	**4-Piece**
Bedroom	**Main**	**12' 3" X 9' 8"**	**3.73 X 2.95**	
Bedroom	**Main**	**10' 1" X 13' 3"**	**3.07 X 4.04**	
Den	**Main**	**10' 3" X 10' 7"**	**3.12 X 3.23**	
Dining Room	**Main**	**13' 0" X 17' 6"**	**3.96 X 5.33**	
Kitchen	**Main**	**14' 5" X 22' 11"**	**4.39 X 6.98**	
Laundry	**Main**	**6' 5" X 5' 3"**	**1.96 X 1.60**	
Living Room	**Main**	**14' 11" X 16' 9"**	**4.55 X 5.11**	
Bedroom Primary	**Main**	**15' 9" X 16' 7"**	**4.80 X 5.05**	

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