

# 6972 HIGHWAY 35, Coboconk, Ontario K0M 1K0

Listing

Client Full  
**Active / Residential**

**6972 HIGHWAY 35 Coboconk**

MLS®#: 40090930  
Price: \$1,249,000



## Kawartha Lakes/Kawartha Lakes/Bexley (Twp)

Log/House



Water Body: **Silver Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2	1	

Beds: **3 ( 3 + 0 )**  
 Baths: **2 ( 2 + 0 )**  
 SF Total: **1,668/LBO provided**  
 SF Range: **1501 to 2000**  
 Abv Grade Fin SF: **1,668.00/LBO provide**  
 Blw Grade SF: **0.00/LBO provided**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$6,850/2021**

### Remarks/Directions

Public Rmks: **Silver Lake is one of the undiscovered gems of the Kawarthas – extremely quiet with low cottage density, deep weed-free shorelines perfect for swimming, boat access to the Shadow Lake system and easy driving access to services in Coboconk (under 5 minutes) and the GTA (90 minutes). This exceptionally private property sits on a level 1.5 acre lot with 235 feet of east-facing waterfront. The fully-winterized Colonial Concepts log home was built in 2001 and has almost 1,700 sq ft of above-grade living space on two levels, with a full basement that can be finished according to a buyer's needs. Highlights include a high-ceilinged Great Room with a glorious wood-burning fireplace, walk-outs to a lovely and expansive verandah that extends along three exterior walls and provides stunning vistas over Silver Lake, a level waterside yard perfect for outdoor games, and dive-off-the-dock weed-free swimming. The detached, extra-long garage is ideal for boat storage. The property is turn-key and well maintained, as evidenced by the property inspection that is available for review. Visit the Realtor's website for additional information on this exceptional property.**

Directions: **Highway 35 north of Coboconk to Shadow Lake Road 45**

### Common Elements

#### Waterfront

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Clean, Deep**  
 Shore Rd Allow: **None**  
 Channel Name:  
 Boat House:  
 Frontage: **235.00**  
 Exposure: **East**  
 Island Y/N: **No**

#### Exterior

Exterior Feat: **Deck(s), Porch**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **2001/Owner/Public Records**  
 Property Access: **Private Road**  
 Other Structures: **Other**  
 Parking Features: **Detached Garage, Gravel Driveway**  
 Parking Spaces: **6**  
 Garage Sp/Desc: **1 Spaces**  
 Services: **High Speed Internet Avail**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **1.48/Acres**  
 Lot Front (Ft): **235.00**  
 Location: **Rural**  
 Area Influences: **Landscaped, Shopping Nearby**  
 View: **Lake**  
 Topography: **Level**  
 Restrictions: **Easement**  
 School District: **Trillium Lakelands District School Board**  
 Foundation: **Poured Concrete**  
 Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Driveway Spaces: **5.0**  
 Parking Assigned:  
 Carport Sp:  
 Sewer: **Septic**  
 Water Tmnt: **None**  
 Acres Range: **0.50-1.99**  
 Lot Depth (Ft): **277.00**  
 Lot Irregularities:  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **East**  
 Exposure:

#### Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**  
 Security Feat: **Carbon Monoxide Detector(s), Other**  
 Basement: **Full Basement**  
 Laundry Feat: **Main Level**  
 Cooling: **None**  
 Heating: **Baseboard, Oil Forced Air**  
 Fireplace: **1/Living Room, Roughed In, Wood**  
 Inclusions: **Dryer, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Furnishings**  
 Exclusions: **Personal items, items in garage and staging props.**  
 Basement Fin: **Unfinished**  
 FP Stove Op: **Yes**

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**Property Information**


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Common Elem Fee: **No**  
 Legal Desc: **PT LT 30 GULL RIVER RANGE BEXLEY PT 1, 57R6077; S/T & T/W R381698; KAWARTHA LAKES**  
 Zoning: **LSR**  
 Assess Val/Year: **\$691,000/2021**  
 PIN: **631140143**  
 ROLL: **165134001023010**  
 Possession/Date: **Flexible/**

Local Improvements Fee:  
 Survey: **Boundary Only/ 1990**  
 Hold Over Days: **90**  
 Occupant Type: **Owner**

Deposit:

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**Brokerage Information**


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List Date: **04/09/2021**  
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 82](#)**  
 Source Board: **Kawartha Lakes**

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

**Date Prepared: 04/09/2021**

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

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>15.09 x 17.08</b>	<b>4.57 m x 5.18 m</b>	
<b>Kitchen</b>	<b>Main</b>	<b>13 x 13.04</b>	<b>3.96 m x 3.96 m</b>	
<b>Dining Room</b>	<b>Main</b>	<b>12.11 x 11.07</b>	<b>3.66 m x 3.35 m</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>15.03 x 10.11</b>	<b>4.57 m x 3.05 m</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8.09 x 9.01</b>	<b>2.44 m x 2.74 m</b>	<b>3-Piece</b>
<b>Loft</b>	<b>Second</b>	<b>13.06 x 13.11</b>	<b>3.96 m x 3.96 m</b>	
<b>Bedroom</b>	<b>Second</b>	<b>14.11 x 13.04</b>	<b>4.27 m x 3.96 m</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13.01 x 9.1</b>	<b>3.96 m x 2.74 m</b>	
<b>Bathroom</b>	<b>Second</b>	<b>9.04 x 10.03</b>	<b>2.74 m x 3.05 m</b>	<b>3-Piece</b>
<b>Other</b>	<b>Basement</b>	<b>27.08 x 33.06</b>	<b>8.23 m x 10.06 m</b>	

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