

6 MATHESON Road, Kawartha Lakes, Ontario K0M 1B0

Listing

Client Full
Active / Residential

6 MATHESON Rd Kawartha Lakes

MLS® #: 40134969

Price: \$1,599,000



Kawartha Lakes/Kawartha Lakes/Eldon (Twp)

1.5 Storey/House



Water Body: **Talbot River**

Type of Water: **River**

	Beds	Baths	Kitch
Main	2	2	1
Second	1	1	

Beds: **3 (3 + 0)**
 Baths: **3 (3 + 0)**
 SF Total: **2,228/LBO provided**
 SF Range: **2001 to 3000**
 Abv Grade Fin SF: **2,228.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$6,404/2020**

Remarks/Directions

Public Rmks: This is an estate-like property on the Trent-Severn Waterway just west of Canal Lake that exudes grandeur. The custom-built home is sited on a one-acre double lot with 198 ft of south-facing waterfront. Constructed in 2001 with exceptional build-quality, the home has open concept main living areas highlighted by a high-ceilinged and light-filled great room with a propane fireplace. The primary bedroom is large, with a 4 pc ensuite, walk-in closet, and a walk-out to the deck. The upper level has a bedroom, 4 pc bathroom and office space, while the partially finished basement with insulation under the concrete floor has over 2,200 sq ft with excellent potential for further development. Other highlights include an oversized double attached garage, circular driveway and two water systems drawing from separate wells. Recent enhancements include a new roof (2016), new decking on the front and rear decks (2020) and a new water heater (2021). A pre-listing property inspection has been performed and is available for review. The waterfront is deep and good for swimming, and there is a wet slip at the shoreline that could have a structure built around it subject to Parks Canada approval. This exceptional home or executive get-away is within easy commuting distance to the GTA. Offers accepted anytime.

Directions: Simcoe County Border Bridge is under construction. Use alternative route - head north on Bolsover Road, turn left just past the bridge, left on Simcoe County Border Road, south to Matheson Road.

Common Elements

Waterfront

Features: **Riverfront, Trent System**
 Dock Features: **Boat Slip**
 Dock Type: **Private Docking**
 Shoreline: **Deep**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **198.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped**
 Construct. Material: **Brick, Vinyl Siding**
 Shingles Replaced: **2016**
 Year/Desc/Source: **2001/Completed / New/Public Records**
 Property Access: **Year Round Road**
 Other Structures:
 Garage & Parking: **Attached Garage, Private Drive Single Wide, Circular Driveway**
 Parking Spaces: **8**
 Parking Level/Unit:
 Services: **Garbage/Sanitary Collection**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **16-30 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **2.0**
 Sewer: **Septic**

Water Source: **Drilled Well**
 Lot Size Area/Units: **1.055/Acres**
 Lot Front (Ft): **198.00**
 Location: **Rural**
 Area Influences: **Golf, Highway Access, Marina, River/Stream**
 View: **River**
 Topography: **Level**
 Restrictions: **None**

Water Tmnt: **Sediment Filter, UV System, Water Softener**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **268.00**
 Lot Irregularities:
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**
 Exposure:

Interior

Interior Feat: **Auto Garage Door Remote(s), Propane Tank, Skylight, Sump Pump, Water Heater Owned, Water Softener**
 Security Feat: **Security System, Smoke Detector(s)**
 Access Feat: **Stair Lift**
 Basement: **Full Basement**
 Laundry Feat: **Main Level**
 Basement Fin: **Partially Finished**

Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **1/Propane**
 Under Contract: **Propane Tank**
 Inclusions: **Dishwasher, Microwave, Refrigerator, Washer, Window Coverings**
 Electric Age: **20** Plumbing Age: **20**

FP Stove Op: **Yes**
 Contract Cost/Mo:
 Furnished:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 1 CON N PORTAGE RD ELDON PT 1 57R4750; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$654,000/2021**
 PIN: **631710058**
 ROLL: **165116005018000**
 Possession/Date: **Flexible/**

Local Improvements Fee:
 Survey: **Available/ 1987**
 Hold Over Days: **90**
 Occupant Type: **Owner**
 Deposit: **50000**

Brokerage Information

List Date: **06/29/2021**
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**
 Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 09/07/2021

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

Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	29' 3" X 18' 1"	8.92 X 5.51	
Dining Room	Main	16' 5" X 12' 2"	5.00 X 3.71	
Kitchen	Main	14' 6" X 12' 1"	4.42 X 3.68	
Breakfast Room	Main	15' 3" X 10' 3"	4.65 X 3.12	
Bedroom Primary	Main	18' 5" X 17' 2"	5.61 X 5.23	
Bathroom	Main	9' 5" X 9' 9"	2.87 X 2.97	4-Piece, Ensuite
Office	Main	12' 0" X 12' 0"	3.66 X 3.66	
Bedroom	Main	18' 11" X 12' 0"	5.77 X 3.66	
Bathroom	Main	8' 1" X 8' 2"	2.46 X 2.49	3-Piece
Laundry	Main	10' 2" X 9' 5"	3.10 X 2.87	
Loft	Second	21' 5" X 30' 8"	6.53 X 9.35	
Bedroom	Second	12' 7" X 12' 0"	3.84 X 3.66	
Bathroom	Second	7' 1" X 7' 8"	2.16 X 2.34	4-Piece

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