

Cross Property Client Full

104 GRIFFIN DRIVE

Coboconk, ON KOM 1K0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Somerville (Twp)

Residential/ Single Family/ For Sale

Active

Price: \$459,000.00



MLS® #: **265902**

List Date: **11-Jun-2020**

Bedrooms (AG/BG): **3 (3/ 0)**

Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**

Style: **Bungalow**

Sqft Above Grade: **850**

Sq Ft Finished: **850**

Sq Ft Source: **Floor plan(s)**

New Construction: **No**

Title/Ownership: **Freehold**

Fronting On: **East**

Lot Front: **101.00**

Road Access Fee:

Sqft Below Grade:

Sq Ft. Unfinished

Rooms: **7**

Recreational: **Yes**

Year Built/Desc: **1960/ Completed /**

New

Lot Depth: **175.00**

Lot Size/Acres: **Under .5**

Acre/ 0.41

Access: **Private Road**

Driveway Spaces/Type: **3/ Private Single Wide/ Gravel**

Waterfront: **Yes**

WF Exposure: **East**

WF Type/Name: **Lake/ Four Mile Lake**

Shore Rd Allowance: **None** WF Frontage Ft: **101**

WF Features: **Dock, Stairs to Waterfront**

Shore Line: **Clean, Hard**

Bottom

Leased Land Fee:

Public Remarks: **FOUR MILE LAKE** This cherished family cottage on highly sought-after Four Mile Lake is coming onto the market for the first time. Descend the steps from the road and you will enter an oasis highlighted by the lovely vistas across the lake, the stunning clarity of the water, and the great privacy afforded by the well-treed and low-maintenance 0.41 acre lot with 101 ft of waterfront. The swimming is both child and adult friendly with a shallow hard-bottom entry that gradually deepens to 4 ½ feet off the end of the dock. Keeping an eye on young swimmers is easy from the cottage deck, adjoining sunroom, or lower deck, all of which are close to the waterfront. The compact and well-maintained three-bedroom seasonal cottage has a classic cottage feel with a wood stove to take the edge off of chillier days. This property is an easy drive from the GTA and is less than a 10 minute drive to services in Coboconk. Most furnishings are included and a short closing is possible.

Directions: **County Road 43 to Concession Road 7 to Griffin Drive**

Interior Features

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Water Heater Owned**

Basement: **None/ None/** Fireplace:

Heat Primary/Sec: **Woodstove/ Baseboard**

HVAC: **None**

Foundation: **Piers**

Under Contract \$:

UFFI: **Unknown**

Furnace Age:

Under Contract/Rental Items: **None**

Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure:

Pool: **None**

Lot Shape: **Rectangular** Lot Irregularities:

Exterior Finish: **Metal, Wood**

Restrictions: **None**

FH Common Fee:

Services: **Garbage/Sanitary Collection**

Topography: **Hillside**

Alternative Power:

Roofing: **Asphalt**

Yr Roof Surface Replaced:

Water/Supply Type: **Other/ Lake/River**

Sewage: **Holding Tank**

Water Treatment: **Sediment Filter**

Exterior Features: **Deck(s)**

Other Structures: **Shed**

Site Influences: **Water View**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Carbon Monoxide Detector, Smoke Detector, Window Coverings , dock, 12' aluminum boat, all furnishings as viewed except wicker chair next to dining room table, two black wicker chairs on deck and flower planter on deck.**

Exclusions: **Personal items**

Tax Information

Roll#: **165131005012400**

Local Improve Fee/Comments /

Pin#: **631190814**

Zoning: **LSR**

Taxes/Year: **\$2,969/ 2019**

Assessment \$/Year: **\$308,000/2020**

Survey/Year: **No**

Survey Type:

Legal Description: **LT 6 PL 406; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	22'10"x12'0"	
Kitchen	M	10'7"x9'0"	
Sunroom	M	10'5"x7'10"	
Bedroom	M	11'0"x9'0"	
Bedroom	M	11'0"x9'0"	
Bedroom	M	11'0"x9'0"	
Bathroom	M		3-Piece

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Client Full Report

Date Printed: 06/11/2020

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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