

Cross Property Client Full

106 LIGHTNING POINT ROAD

Coboconk, ON K0M 1K0

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

Residential/ Single Family/ For Sale Price: \$749,000.00

Active



MLS#: **212954**
 List Date: **01-Aug-2019**
 Bedrooms (AG/BG): **5 (5/ 0)**
 Bathrooms (F/H): **3 (3/ 0)**

Type: **Detached**
 Style: **2 Storey**
 Sqft Above Grade: **3,059**
 Sq Ft Finished: **3,059**
 Sq Ft Source: **Builder Floor Plan(s)**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **660.40**
 Road Access Fee: **Municipal road, Year Round**
 Access: **Municipal road, Year Round**
 Garage Spaces/Type: **2.0/ Detached**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **No**
 Leased Land Fee: **No**

Sqft Below Grade: **0**
 Sq Ft. Unfinished: **0**
 # Rooms: **15**
 Recreational: **Yes**
 Year Built/Desc: **1982/ Completed / New**
 Lot Depth: **3-9.99 Acres/ 9.78**
 Lot Size/Acres: **3-9.99 Acres/ 9.78**
 WF Exposure: **No**

Public Remarks: An exquisite and unique property on an almost 10 acre lot just steps from Balsam Lake. The 5 bdrm/3 bath home has over 3,000 sq. ft. of living space and has been comprehensively renovated and updated. One must review the documentation on the Realtor's website to appreciate the scale and quality of the enhancements. Of particular note is the exceptionally spacious kitchen with its abundance of granite countertop space and oak cabinets, and view of the lush greenery outdoors. The dining area is also expansive and lovely. Other recent enhancements include new windows, exterior siding, and deck. Hardwood flooring throughout makes for easy maintenance and upgraded insulation (R50 in the attic) ensures comfort and efficiency. The setting will appeal to those who crave privacy and serenity in a woodland setting. Easy access via a paved municipal road and short drives to services in Coboconk and marinas in Rosedale. The property is being sold turn-key, with high quality furnishings included.

Directions: Highway 35 south of Coboconk to Lightning Point Road. Follow to #106.

Interior Features

Interior Features: Appliances Negotiable, Built-In Appliances, Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Countertop Range, Finished Loft, Oven Built-in, Skylight, Smoke Detector, Upgraded Insulation, Washer/Dryer Hookup, Water Heater Owned, Winterized
Basement: Crawl Space/ None/
Heat Primary/Sec: Baseboard/
HVAC: None
Under Contract \$: Foundation: **Concrete Block**
Under Contract/Rental Items: None
Lease To Own Equip: None
Accessibility: Bath, Fire Escape, Hallway Width 36"-41", Kitchen, Multiple Entrances, Open Floor Plan, Parking, Shower Stall
Fireplace: Electric
UFFI: No
Furnace Age: 2012
Plumbing Age: 2012
Oil Tank Age: 2012
Wiring Age: 2012

Exterior Features

Add'l Monthly Fees: Exposure: **None**
Lot Shape: Lot Irregularities: **None**
Exterior Finish: Aluminum Siding, Stone
Restrictions: None
Services: At Lot Line-Hydro, Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone
Topography: Wooded/Treed
Roofing: Asphalt
Water/Supply Type: Well/ Drilled Well
Water Treatment: Heated Water Line, UV System, Water Softener
Exterior Features: Deck(s), TV Tower/Antenna, Year-Round Living
Site Influences: None
Alternative Power: **2013**
Yr Roof Surface Replaced: **2013**
Sewage: **Septic**
Pool: **None**
FH Common Fee: **No**

Inclusions/Exclusions

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Built-in Microwave, Carbon Monoxide Detector, Central Vac, Hot Water Tank Owned, Smoke Detector, furnishings. See Schedule B for full list of inclusions.

Exclusions: Personal items.

Tax Information

Roll#: 165131005034801
Pin#: 631180163
Assessment \$/Year: \$401,000/2016
Legal Description: LT 2 PL 529; CITY OF KAWARTHA LAKES
Local Improve Fee/Comments /
Zoning: RR1-4
Survey/Year: No
Taxes/Year: \$3,736/ 2019
Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	14'5"x23'8"	
Kitchen	M	14'4"x11'7"	
Dining Room	M	19'5"x21'7"	
Master Bedroom	M	13'6"x15'1"	
Bathroom	M	12'1"x7'3"	3-Piece, Ensuite
Bedroom	M	10'8"x12'8"	
Bathroom	M	8'0"x6'0"	4-Piece
Storage Room	M	5'7"x6'6"	
Utility	M	7'9"x5'4"	
Family Room	2	19'5"x27'8"	
Bedroom	2	15'0"x12'8"	
Office	2	9'11"x11'1"	
Bedroom	2	14'2"x11'1"	
Bathroom	2	9'2"x11'1"	5+ Piece
Bedroom	3	15'0"x12'8"	

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Client Full Report

Date Printed: 08/01/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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