

Cross Property Client Full

58 HIGH POINT ROAD
Norland, ON K0M 2L0
 City of Kawartha Lakes/ Kawartha Lakes (City)/ Laxton/Digby/Longford (Twp)

Residential/ Single Family/ For Sale Price: \$979,000.00
Active



MLS@#: **208581**
 List Date: **12-Jul-2019** Bedrooms (AG/BG): **4 (3/ 1)**
 Bathrooms (F/H): **3 (1/ 2)**

Type: **Detached Bungalow**
 Style: **Detached Bungalow**
 Sqft Above Grade: **1,776** Sqft Below Grade: **521**
 Sq Ft Finished: **2,172** Sq Ft. Unfinished: **178**
 Sq Ft Source:
 New Construction: **No** # Rooms: **13**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **West** Year Built/Desc: **1989/ Completed / New**
 Lot Front: **185.00** Lot Depth:
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/ 0.63**

Access: **Municipal road, Year Round**
 Garage Spaces/Type: **1.5/ Detached**
 Driveway Spaces/Type: **6/ Private Single Wide/ Asphalt, Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **Lake/ Shadow Lake**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **185**
 WF Features: **Beach, Dock, Mooring Whips, Stairs to Waterfront**
 Shore Line: **Deep**
 Leased Land Fee:

Public Remarks: **SHADOW LAKE** This spectacular and aesthetic lake house will meet the needs of the most discerning buyer in search of a year-round home or executive retreat. With 185 feet of granite waterfront on the western shore of a peninsula, the property is exceptionally private, and its moderate elevation and building location near the waterfront ensure that the modern and updated main living areas, sunroom and expansive deck all provide breathtaking vistas over the lake. The waterfront structures are equally impressive, beginning with the lovely winding stone stairs, firepit, waterside deck, and culminating in two large year-round floating docks. The water is deep and weed-free off the docks, and there is also a small sandy beach. The partial basement and Bunkie provide extra sleeping room for family and guests. A detached garage and paved driveway complete the picture. Refer to Realtor's website for additional features. Easy access to Hwy 35, Norland and Coboconk via a municipal road.

Directions: **Hwy 35 north of Coboconk to Shadow Lake Road 3, right to High Point Road to #58**

Interior Features

Interior Features: **Alarm System, Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Main Floor Laundry, Security System, Smoke Detector, Water Heater Owned, Winterized**
 Basement: **Partial Basement/ Partially Finished/** Fireplace: **Propane**
 Heat Primary/Sec: **Forced Air-Propane/ Baseboard, Fireplace-Gas, Propane**
 HVAC: **Air Cleaner, Air Conditioner, Central Air, Duct Work, Wall Mount AC** Foundation: **Concrete Block**
 Under Contract \$: UFFI: **No** Furnace Age: **2 years**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**
 Topography: **Clear View, Dry, Hilly, Rocky, Wooded/Treed** Alternative Power: **Generator-wired**
 Roofing: **Metal** Yr Roof Surface Replaced:
 Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
 Water Treatment: **Heated Water Line, UV System, Water Softener**
 Exterior Features: **Deck(s), Year-Round Living**
 Other Structures: **Bunkhouse**
 Site Influences: **Cul de Sac/Dead End, Playground Nearby, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Satellite Dish, Smoke Detector, Window Coverings , diesel generator and floating docks.**

Exclusions: **Small swim raft, jet ski dock**

Tax Information

Roll#: **165142000131704** Local Improve Fee/Comments /
 Pin#: **631130551** Zoning: **RR2** Taxes/Year: **\$5,089/ 2019**
 Assessment \$/Year: **\$529,000/2016** Survey/Year: **Yes 1976** Survey Type: **Available**
 Legal Description: **LT 4 PL 538; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	24'10"x16'4"	
Family Room	M	17'6"x12'9"	
Kitchen	M	8'7"x9'2"	
Sunroom	M	19'11"x14'11"	
Dining Room	M	8'7"x7'3"	
Master Bedroom	M	14'1"x11'9"	
Ensuite	M	3'4"x5'11"	2-Piece
Bedroom	M	9'10"x6'10"	
Bedroom	M	8'2"x9'1"	
Bathroom	M	8'2"x7'2"	4-Piece
Bedroom	B	17'10"x18'1"	
Bathroom	B	4'5"x5'7"	2-Piece
Utility	B	15'11"x18'1"	

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Client Full Report

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<http://www.kawarthawaterfront.com>
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