

Cross Property Client Full

66 BENSON BOULEVARD

Coboconk, ON K0M 1K0

City of Kawartha Lakes/ Kawartha Lakes (City)/ Laxton/Digby/Longford (Twp)

Residential/ Single Family/ For Sale

Active

Price: \$718,000.00



MLS@#: **211291**
List Date: **25-Jul-2019**
Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,482**
Sq Ft Finished: **1,805**
Sq Ft Source: **No**
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **275.00**
Road Access Fee: **0.5-0.99 Acres/ 0.50**
Bedrooms (AG/BG): **4 (4/ 0)**
Bathrooms (F/H): **2 (2/ 0)**
Sqft Below Grade: **323**
Sq Ft. Unfinished: **323**
Rooms: **13**
Recreational: **Yes**
Year Built/Desc: **/ Unknown**
Lot Depth: **182.67**
Lot Size/Acres: **0.5-0.99 Acres/ 0.50**
Access: **Private Road, Year Round**
Driveway Spaces/Type: **4/ Private Single Wide/ Gravel**
Waterfront: **Yes**
WF Exposure: **Multi**
WF Type/Name: **Lake/ Shadow Lake**
Shore Rd Allowance: **Owned**
WF Frontage Ft: **275**
WF Buildings: **Bunk House**
WF Features: **Beach, Dock, Stairs to Waterfront**
Shore Line: **Clean, Deep, Rocky, Sandy**
Leased Land Fee:

Public Remarks: **SHADOW LAKE** It would be difficult to find a more spectacular setting than this half-acre lot on the tip of a peninsula with 275 feet of granite waterfront interspersed with charming sandy beaches. The cottage sits near the edge of the moderately elevated shoreline, and the expansive deck framed with mature trees provides unsurpassed vistas across the widest section of Shadow Lake with total privacy. The waterfront structures are impressive and include two docks, a sunbathing deck, a fire pit and a charming, light-filled Bunkie. Swimming is ideal from either the wade-in sandy beaches or from the deep water off the floating dock. The three bedroom/two bathroom cottage is winterized and has been occupied on a year-round basis. Subsequent renovations since the original build have expanded the footprint to a spacious 1,482 sq. ft., thereby providing an ideal platform for any planned renovations. Easy access to Highway 35 makes year-round living practical. Extensive list of inclusions.

Directions: **Highway 35 North of Coboconk to Benson Blvd., follow to #66**

Interior Features

Interior Features: **Central Vacuum Roughed-in, Hot Tub**
Basement: **Partial Basement/ Partially Finished/ Walk-Out**
Heat Primary/Sec: **Forced Air-Electric/ Fireplace-Wood**
HVIC: **None**
Under Contract/Rental Items: **None**
Fireplace: **Freestanding, Wood**
Foundation: **Concrete Block, Stone**
Plumbing Age:

Exterior Features

Add'l Monthly Fees: **Pie**
Lot Shape: **Aluminum Siding**
Exterior Finish: **None**
Restrictions: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**
Services: **Clear View, Rocky, Wooded/Treed**
Topography: **Shingles**
Roofing: **Well/ Dug Well, Lake/River**
Water/Supply Type: **Heated Water Line, Sediment Filter**
Water Treatment: **Deck(s), Hot Tub, Privacy**
Exterior Features: **Bunkhouse**
Other Structures: **Lake Access, Water View**
Site Influences: **Alternative Power:**
Yr Roof Surface Replaced: **2013**
Sewage: **Holding Tank**
Pool: **None**
FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Equipment , all furnishings, yard equipment, canoe, pedal boat, snow blower - see Schedule B for full list.**

Exclusions: **Personal photographs, selected photos and wall hanging pictures, musical equipment, tools/boxes.**

Tax Information

Roll#: **165142000124400**
Pin#: **631130499**
Assessment \$/Year: **\$595,000/2016**
Legal Description: **PT LT 4 CON 11 LAXTON; PT RDAL LAXTON IN FRONT LT 4 CON 11 CLOSED BY L2732 AS IN R344800; T/W R34480; KAWARTHA LAKES**
Local Improve Fee/Comments / Zoning: **LSR**
Survey/Year: **No**
Taxes/Year: **\$5,750/ 2019**
Survey Type:

Rooms

Room	Level	Dimensions	Features
Living Room	M	21'4"x20'11"	
Dining Room	M	12'9"x18'0"	
Kitchen	M	11'6"x11'5"	
Master Bedroom	M	15'4"x9'10"	
Bedroom	M	12'1"x9'3"	
Bedroom	M	9'5"x9'10"	
Bedroom	M	9'3"x11'8"	
Bathroom	M	6'5"x5'0"	4-Piece
Bathroom	M	6'1"x6'10"	3-Piece
Sunroom	M	11'10"x7'8"	
Sunroom	M	21'5"x5'11"	
Storage Room	B	20'3"x11'3"	
Utility	B	12'10"x7'2"	

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Client Full Report

Date Printed: 09/10/2019

Prepared By: DAVID DONAIS, Broker of Record

<http://www.kawarthawaterfront.com>

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