

Cross Property Client Full

7348 HWY 35 HIGHWAY

Residential/ Single Family/ For Sale

Price:
\$2,850,000.00

Coboconk, ON K0M 1K0

Active

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



MLS@#: **214919**
List Date: **13-Aug-2019**
Type: **Detached**
Style: **Contemporary**
Sqft Above Grade:
Sq Ft Finished:
New Construction: **No**
Title/Ownership: **Freehold**
Fronting On: **East**
Lot Front: **689.99**
Road Access Fee:
Access: **Provincial Highway/County Road Access**
Garage Spaces/Type: **1.0/ Detached**
Driveway Spaces/Type: **20/ Private Single Wide/ Gravel**
Waterfront: **Yes** WF Exposure: **East**
WF Type/Name: **Lake/ Shadow Lake**
Shore Rd Allowance: **Owned** WF Frontage Ft: **690**
WF Features: **Beach, Boat Launch, Dock**
Shore Line: **Deep, Natural , Sandy**
Leased Land Fee:

Bedrooms (AG/BG): **6 (6/ 0)**
Bathrooms (F/H): **4 (3/ 1)**
Sqft Below Grade:
Sq Ft. Unfinished:
Rooms: **20**
Recreational: **Yes**
Year Built/Desc: **2005/ Completed / New**
Lot Depth:
Lot Size/Acres: **3-9.99 Acres/ 9.85**

Public Remarks: **SHADOW LAKE** This superlative 10 acre lake house property has been designed to accentuate and celebrate all aspects of year-round life in cottage country. One needs to review the extensive features and details information on the Realtor's website to appreciate the scale and quality of the work completed both indoors and out. The custom-built home was completed in 2005 and has over 4,500 sq. ft. of living space on three levels, with 24' ceilings in the principal living areas with floor-to-ceiling windows, a lovely sunroom and extensive decks to maximize connection to the 690 ft. of waterfront. There are six bedrooms, four bathrooms, a home theatre, gym and sauna. The property is exceptionally private and really has it all - deep water swimming, a sandy beach, a covered boat dock, boat launch, beach volleyball court, low maintenance gardens, an authentic post & beam guest cottage, gazebo, storage barn, and a garage/workshop. Direct access off of Hwy 35, and a 90 min. drive from the GTA.

Directions: **Hwy 35 north of Coboconk to #7348 on right**

Interior Features

Interior Features: **Bar Fridge, Carbon Monoxide Detector, Cathedral Ceiling, Central Vacuum, Finished Loft, Main Floor Laundry, Smoke Detector, Sump Pump, Water Heater Owned**
Basement: **Full/ Fully Finished/ Walk-Out** Fireplace: **Propane**
Heat Primary/Sec: **Forced Air-Propane/ Woodstove**
HVAC: **Central Air, HRV System** Foundation: **Poured Concrete**
Under Contract \$:
Under Contract/Rental Items: **Propane Tank** UFFI: Furnace Age: **2005**
Accessibility: Plumbing Age: **2005**
Wiring Age: **2005**

Exterior Features

Add'l Monthly Fees:
Lot Shape: **Irregular** Exposure: Pool: **Other** FH Common Fee:
Exterior Finish: **Other (see remarks)** Lot Irregularities:
Restrictions: **None**
Services: **Cell Service, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone, Underground Wiring**
Topography: **Clear View, Wooded/Treed** Alternative Power:
Roofing: **Asphalt** Yr Roof Surface Replaced: **2005**
Water/Supply Type: **Well/ Drilled Well** Sewage: **Septic**
Water Treatment: **UV System, Water Softener**
Exterior Features: **Deck(s), Fenced Partial, Hot Tub, Landscape Lighting, Porch**
Other Structures: **Gazebo, Workshop, Other (see Remarks)**
Site Influences: **Beach, Lake Access, Landscaped, Major Highway, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Central Vac, Hot Tub, Hot Tub Equipment, Hot Water Tank Owned, Satellite Dish, Smoke Detector, Window Coverings , furnishings are negotiable**

Exclusions: **Personal items**

Tax Information

Roll#: **165142000121200** Local Improve Fee/Comments /
Pin#: **631130476** Zoning: **RG, Highway Commercial** Taxes/Year: **\$8,664/ 2018**
Assessment \$/Year: **\$966,000/2016** Survey/Year: **No** Survey Type:
Legal Description: **PT LT 4 CON 11 LAXTON; PT SHORE RDAL LAXTON IN FRONT LT 4 CON 11 CLOSED BY L2732 AS IN R408748; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	18'3"x27'9"	Beamed ceiling, Fireplace, Vaulted Ceiling, Walkout to Balcony/Deck
Dining Room	M	18'3"x11'7"	Fireplace, Vaulted Ceiling
Kitchen	M	16'1"x10'4"	Double sink, Open Concept, Vaulted Ceiling
Sunroom	M	11'6"x15'5"	Beamed ceiling, Vaulted Ceiling, Walkout to Balcony/Deck
Master Bedroom	M	18'2"x17'8"	Balcony/Deck, Beamed ceiling, Ensuite, Fireplace, Sliding doors, Vaulted Ceiling, Walk-in Closet
Bathroom	M	10'0"x11'1"	4-Piece, Ensuite, Vaulted Ceiling
Office	M	11'11"x10'0"	
Laundry Room	M	9'6"x8'6"	
Bathroom	M	5'9"x4'11"	2-Piece
Family Room	2	16'0"x14'6"	Fireplace
Bedroom	2	12'2"x10'6"	
Bedroom	2	11'5"x10'3"	
Bathroom	2	7'7"x6'11"	4-Piece
Recreation Room	LAG	17'7"x26'2"	Sliding doors, Walkout to Balcony/Deck
Bedroom	LAG	17'6"x11'6"	Sliding doors, Walkout to Balcony/Deck
Bedroom	LAG	17'7"x7'7"	Sliding doors, Walkout to Balcony/Deck
Bedroom	LAG	12'8"x9'9"	
Exercise Room	LAG	14'4"x9'9"	
Bathroom	LAG	15'0"x9'11"	4-Piece
Utility	LAG	11'10"x13'3"	

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Client Full Report

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Prepared By: DAVID DONAIS, Broker of Record
<http://www.kawarthawaterfront.com>

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