

Cross Property Client Full

76 SHADOW LAKE 43 ROAD

Residential/ Single Family/ For Sale

Price:
\$1,189,000.00

Coboconk, ON KOM 1K0

Active

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



MLS@#: **217650**
List Date: **29-Aug-2019**
Bedrooms (AG/BG): **5 (5/ 0)**
Bathrooms (F/H): **2 (2/ 0)**
Type: **Detached**
Style: **Other**
Sqft Above Grade: **2,279**
Sq Ft Finished: **2,279**
Sq Ft Below Grade: **1,086**
Sq Ft. Unfinished: **1,086**
Sq Ft Source:
New Construction: **No**
Rooms: **15**
Title/Ownership: **Freehold**
Recreational: **Yes**
Fronting On: **East**
Year Built/Desc: **1949/ Estimate**
Lot Front: **210.00**
Lot Depth:
Road Access Fee:
Lot Size/Acres: **0.5-0.99 Acres/ 0.66**
Access: **Private Road**
Garage Spaces/Type: **2.0/ Detached**
Driveway Spaces/Type: **10/ Circular/ Gravel**
Waterfront: **Yes**
WF Exposure: **East**
WF Type/Name: **Lake/ Shadow Lake**
Shore Rd Allowance: **None**
WF Frontage Ft: **210**
WF Features: **Dock**
Shore Line: **Deep, Sandy**
Leased Land Fee:

Public Remarks: **SHADOW LAKE** This is a supremely elegant and tasteful home or executive retreat on the very quiet southern end of Shadow Lake. Located at the end of a private road, the lot is exceptionally private with 210 ft. of deep, sandy waterfront overlooking lovely granite islets offshore. The home is mid-century Ranch-style, originally built in 1949, but with a substantial 2001 addition that is seamlessly true to the original design. There are 5 bedrooms, including a spectacular Master with ensuite, stone fireplace and walkout to a private deck. Other special areas include the living room with its wall-to-wall windows, family room with stone fireplace, kitchen and dining areas, and a screened sunroom overlooking the water. The basement with walkout is largely unfinished and can be designed to suit many purposes. There is a double garage with attached workshop and Bunkie/studio. The grounds are nicely landscaped and low maintenance. Easy access to Hwy 35 and a 5 minute drive to Coboconk.

Directions: **Highway 35 to Shadow Lake Road 43 to 76**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector**
Basement: **Partial Basement/ Partially Finished/ Walk-Out**
Fireplace: **Wood**
Heat Primary/Sec: **Forced Air-Propane/ Woodstove**
HVAC: **None**
Foundation: **Concrete Block**
Under Contract/Rental Items: **Propane Tank**
Plumbing Age:

Exterior Features

Add'l Monthly Fees:
Exterior Finish: **Wood**
Restrictions: **None**
Services: **Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone**
Topography: **Sloping**
Roofing: **Asphalt**
Alternative Power:
Water/Supply Type: **Other/ Lake/River**
Yr Roof Surface Replaced: **2015**
Water Treatment: **Sediment Filter, UV System**
Sewage: **Septic**
Exterior Features: **Awnings, Deck(s), Patio(s)**
Other Structures: **Bunkhouse, Shed**
Site Influences: **Landscaped, Shopping Nearby, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Freezer, Satellite Dish, Smoke Detector, Window Coverings , floating dock, some furnishings are negotiable.**

Exclusions: **Personal items**

Tax Information

Roll#: **165134001024300**
Pin#: **631140109**
Local Improve Fee/Comments /
Zoning: **LSR**
Taxes/Year: **\$6,702/ 2018**
Assessment \$/Year: **\$720,000/2016**
Survey/Year: **No**
Survey Type: **Boundary Only**
Legal Description: **LT 1 PL 265; PT LT 2-3 PL 265; PT PRIVATE DR PL 265 PT 1 & 3, 57R3922; S/T & T/W R344476; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	12'1"x28'4"	
Master Bedroom	M	21'6"x14'11"	
Bathroom	M	7'11"x14'11"	5+ Piece
Bedroom	M	9'10"x12'6"	
Bedroom	M	10'6"x16'8"	
Bedroom	M	11'2"x9'4"	
Bedroom	M	11'3"x9'2"	
Family Room	M	13'4"x20'1"	
Kitchen	M	16'9"x9'2"	
Dining Room	M	10'7"x9'2"	
Bathroom	M	6'5"x5'5"	4-Piece
Sunroom	M	15'3"x18'9"	
Storage Room	B	18'9"x15'1"	
Utility	B	13'3"x32'3"	
Exercise Room	B	11'3"x35'3"	

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Client Full Report

Date Printed: 08/29/2019

Prepared By: **DAVID DONAIS, Broker of Record**
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