

Cross Property Client Full

102 HILTON'S POINT ROAD W

Norland, ON K0M 2L0

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

Residential/Single Family/For Sale

Active

Price: \$449,000.00



MLS#: **141508**
 List Date: **22-Jul-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **875**
 Sq Ft Finished: **875**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **100.00**
 Road Access Fee:
 Access: **Private Road**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **6/Outside/Surface/Open/Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Head Lake**
 Shore Rd Allowance: **Owned**
 WF Features: **Dock**
 Shore Line: **Natural**
 Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **7**
 Recreational: **Yes**
 Year Built/Desc: **1956/Estimate**
 Lot Depth:
 Lot Size/Acres: **Under .5 Acre/**
 WF Exposure: **North West**
 WF Frontage Ft: **100**

Public Remarks: HEAD LAKE This is a cherished family cottage that has been in the same family for 47 years. Located at the base of Hilton's Point in a protected bay, the property is situated on a flat 0.44-acre lot with attractive granite outcroppings and 100 feet of waterfront. The three-bedroom cottage is exceptionally well-maintained and has been updated significantly in recent years, including a forced-air propane furnace, central air, windows, vinyl siding, a 50' dock and over 900 sq. feet of wrap-around deck. This deck and sunroom provide a perfect viewing platform for sunsets. While currently used on a three-season basis, the cottage could be easily upgraded for year-round use. There is also an oversize single garage and a custom-built storage shed. There is an extensive list of inclusions. Head Lake is noted for its clean water and excellent fishing, as its source waters lie almost entirely within the unpopulated Queen Elizabeth II Wildlands Provincial Park to the north.

Directions: 2 kms North of Norland on Hwy 35, turn left on Hilton's Point Road, North on Hilton's Point Road North, left on Hilton's Point Road West to #102

Interior Features

Interior Features: **Smoke Detector, Winterized-Partial**
 Basement: **None/None/**
 Heat Primary/Sec: **Forced Air-Propane/**
 HVAC: **Central Air**
 Under Contract \$: **\$150.00**
 Under Contract/Rental Items: **Propane Tank**
 Fireplace:
 Foundation: **Piers**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Right-of-Way**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Telephone**
 Topography: **Level, Rocky, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/Lake/River**
 Exterior Features: **Deck(s), Porch-Enclosed**
 Other Structures: **Gazebo, Shed**
 Site Influences: **Lake Access**
 Exposure:
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Satellite Dish, Window Coverings , See Schedule B for full list of inclusions**

Exclusions: **Personal items, 22 HP garden tractor, lawn mower, 17'5" boat and trailer, miscellaneous tools**

Tax Information

Roll#: **165142000164000**
 Pin#: **632730403**
 Assessment \$/Year: **\$272,000/2016**
 Legal Description: **LT 13 PL 240; PT SHORE RDAL LAXTON ADJOINING HEAD LAKE OPPOSITE LT 12 & 13 CON 7 CLOSED BY R165005 PT 23 57R3440; T/W A15112; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **LSR**
 Survey/Year: **Yes 1950**
 Taxes/Year: **\$2,649/2018**
 Survey Type: **Boundary Only**

Rooms

Room	Level	Dimensions	Features
Sunroom	M	23'0"x6'6"	Carpet, Walkout to Balcony/Deck
Living Room	M	23'0"x11'5"	Carpet
Kitchen	M	13'7"x9'6"	Vinyl Flooring, Walkout to Balcony/Deck
Bedroom	M	9'9"x7'6"	Carpet
Bedroom	M	12'11"x7'4"	Carpet
Bedroom	M	7'9"x7'3"	Carpet
Bathroom	M		3-Piece, Vinyl Flooring

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Client Full Report

Date Printed: 07/22/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

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