

## Cross Property Client Full

**3540 MONCK ROAD**  
**Norland, ON KOM 2L0**  
 Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

**Residential/Single Family/For Sale**  
**Active**

**Price: \$349,000.00**



MLS@#: **153811**  
 List Date: **14-Sep-2018**  
 Bedrooms (AG/BG): **2 (2/0)**  
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached Bungalow**  
 Style: **Detached Bungalow**  
 Sqft Above Grade: **982**  
 Sq Ft Finished: **982**  
 Sq Ft Source:  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 Fronting On: **South**  
 Lot Front: **80.00**  
 Road Access Fee:  
 Access: **County Road**  
 Garage Spaces/Type: **1.0/Attached**  
 Driveway Spaces/Type: **6/Private Single Wide/Asphalt, Gravel**  
 Waterfront: **Yes**  
 WF Type/Name: **River/Gull River**  
 Shore Rd Allowance: **Owned**  
 WF Features: **River Access, River Front**  
 Shore Line: **Clean, Deep**

Sqft Below Grade:  
 Sq Ft. Unfinished  
 # Rooms: **9**  
 Recreational: **Yes**  
 Year Built/Desc: **1965/Estimate**  
 Lot Depth:  
 Lot Size/Acres: **0.5-0.99 Acres/0.51**

WF Exposure: **South**  
 WF Frontage Ft: **80**  
 Plumbing Age:

**Public Remarks: GULL RIVER This is a well-maintained four-season cottage/home on the Gull River with easy boat access to Shadow Lake and convenient road access to the communities of Norland and Coboconk. The two-bedroom home has a south-facing sunroom, spacious living/dining areas with hardwood floors, and an attached single garage. It has upgraded insulation, newer vinyl siding and a steel roof. Heating is provided by a propane stove, and there is a dug well. The property is situated high enough on the gently sloping lot to be safe from flooding. The eighty feet of south-facing, clean, deep and gently flowing riverfront is excellent for swimming. The half acre lot is more than 300' deep and well set-back from Monck Road.**

**Directions: From Coboconk take Hwy 35N. Turn right onto Monck Rd/Kawartha Lakes County Rd 45 (signs for County Road 45 E/Kinmount)**

### Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector, Washer/Dryer Hookup, Winterized**  
 Basement: **Crawl Space/None/**  
 Heat Primary/Sec: **Propane/Baseboard**  
 HVAC: **None**  
 Under Contract/Rental Items: **Hot Water Tank, Propane Tank**  
 Foundation: **Concrete Block**  
 Fireplaces: **Propane**  
 Plumbing Age:

### Exterior Features

Add'l Monthly Fees:  
 Lot Shape: **Irregular**  
 Exterior Finish: **Vinyl Siding**  
 Restrictions: **None**  
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Telephone**  
 Topography: **Sloping**  
 Roofing: **Metal**  
 Water/Supply Type: **Well/Dug Well**  
 Water Treatment: **None**  
 Exterior Features: **Deck(s)**  
 Other Structures: **Shed**  
 Site Influences: **Library, River/Stream**

Exposure: **South**  
 Lot Irregularities:  
 Pool: **None**  
 Alternative Power:  
 Yr Roof Replaced:  
 Sewage: **Septic**  
 FH Common Fee:

### Inclusions/Exclusions

**Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, Garage Door Opener, Smoke Detector, outdoor fireplace, pullout sofa and club chair in Sunroom. All chattels are being sold on an "as is" basis.**

**Exclusions: Personal items, window coverings, 2 wall mounted TVs, dining room overhead light fixture, floating dock**

### Tax Information

Roll#: **165131004029700**  
 Pin#: **631200663**  
 Assessment \$/Year: **\$279,000/2016**  
 Legal Description: **PT LT D CON A SOMERVILLE; PT SHORE RDAL SOMERVILLE CLOSED BY R114781; PT 2 & 4 57R3241; KAWARTHA LAKES**

Local Improve Fee/Comments /  
 Zoning: **RR3**  
 Survey/Year: **No**  
 Taxes/Year: **\$2,475/2018**  
 Survey Type:

### Rooms

Room	Level	Dimensions	Features
Living Room	M	19'7"x11'0"	Hardwood floor, Sliding doors
Dining Room	M	15'5"x10'5"	Hardwood floor
Kitchen	M	7'9"x7'8"	Double sink, Vinyl Flooring
Sunroom	M	16'0"x10'0"	Carpet
Master Bedroom	M	12'0"x11'0"	Hardwood floor
Bedroom	M	11'0"x8'8"	Laminate
Foyer	M	7'5"x6'0"	
Laundry Room	M	20'0"x7'4"	
Bathroom	M		4-Piece

**KAWARTHA WATERFRONT REALTY INC. - 82**

Client Full Report

Date Printed: 09/17/2018

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**KAWARTHA WATERFRONT REALTY INC. - 82**

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