

Cross Property Client Full

87 WOODWORTH DRIVE

Coboconk, ON K0M 1C0

Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale

Active

Price: \$569,000.00



MLS#: **135798**
 List Date: **27-Jun-2018**
 Bedrooms (AG/BG): **4 (4/0)**
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
 Style: **1.5 Storey**
 Sqft Above Grade: **1,400**
 Sq Ft Finished
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **120.01**
 Road Access Fee: **175**
 Access: **Private Road, Year Round**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **6/Private Single Wide/Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Four Mile Lake**
 Shore Rd Allowance: **None**
 WF Features: **Beach, Dock**
 Shore Line: **Clean, Sandy**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **9**
 Recreational: **Yes**
 Year Built/Desc: **1978/Estimate**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/**

WF Exposure: **South**
 WF Frontage Ft: **120**

Public Remarks: Located at the north end of Four Mile Lake, this is a lovely 1½ story Cape Cod-style cottage with four bedrooms, including a main floor master, and two bathrooms. The main floor has attractive pine floors, and the living room has a stone fireplace with an efficient insert. Patio doors from the living room lead to a very large waterside deck. The cottage is situated on a large (0.94 acres) flat lot which provides excellent privacy. There is a wide sand beach at the waterfront, as well as many attractive granite outcroppings, including a smooth point on the left edge of the property where the dock and boating facilities reside. The waterfront was dredged in 2018 to add additional water depth at the near shoreline. A detached single car garage is located at the rear of the property. There have been many recent upgrades to the cottage, including a newer septic system. There is also an extensive list of inclusions.

Directions: From Fenelon Falls take County Rd 121, turn left onto Burnt River Rd/Kawartha Lakes County Rd 44, turn left onto Island Dr, right onto Hemlock Dr, left onto Woodworth Dr

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Smoke Detector, Water Heater Owned**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Fireplace-Wood/Baseboard**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**

Fireplace: **Fireplace Insert**
 Foundation: **Concrete Block**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Hardboard**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**
 Topography: **Flat, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/Lake/River**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Landscaped, Water View**

Exposure: **South**
 Lot Irregularities:
 Pool: **Other**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Hot Water Tank Owned, Satellite Dish, Smoke Detector , most furnishings - see Schedule B for complete list

Exclusions: Personal items, synthetic wicker furniture, large flower pots and other staging props.

Tax Information

Roll#: **165131002078500**
 Pin#: **631201136**
 Assessment \$/Year: **\$400,000/2016**
 Legal Description: **LT 24 PL 363; KAWARTHA LAKES**

Local Improve Fee/Comments /
 Zoning: **LSR**
 Survey/Year: **No**
 Taxes/Year: **\$4,585/2018**
 Survey Type:

Rooms

Room	Level	Dimensions	Features
Foyer	M	7'1"x8'3"	Stone floors
Kitchen /Dining Room	M	18'0"x7'8"	
Living Room	M	18'0"x14'0"	Fireplace
Master Bedroom	M	11'5"x12'4"	
Ensuite	M		4-Piece
Bedroom	M	11'5"x8'2"	Walk-in Closet
Bedroom	2	8'11"x8'6"	Carpet
Bedroom	2	10'3"x10'0"	Carpet
Bathroom	2		3-Piece

KAWARTHA WATERFRONT REALTY INC. - 82

Client Full Report

Date Printed: 07/24/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

KAWARTHA WATERFRONT REALTY INC. - 82

All data is subject to Errors, Omissions or Revisions and is not warranted. 07/24/2018 08:56:10 AM