

Cross Property Client Full

26.18 AND 24 SHADOW LAKE ROAD Residential/Single Family/For Sale Price: \$1,900,000.00
12

Coboconk, ON K0M 1K0 Active
Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)



MLS@#: **133019**
 List Date: **07-Jun-2018** Bedrooms (AG/BG): **7 (7/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No** Sqft Below Grade:
 Sq Ft. Unfinished
 Title/Ownership: **Freehold** # Rooms: **12**
 Fronting On: **East** Recreational: **Yes**
 Lot Front: **429.99** Year Built/Desc: **1923/Historic**
 Lot Depth:
 Road Access Fee: Lot Size/Acres: **10-24.99**
Acres/0.83

Cross Streets: **Base Line Road**
 Access: **Private Road, R.O.W. (Deeded), Seasonal Access**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **10/Outside/Surface/Open/Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/Shadow Lake**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **429**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Beach, Dock, Waterfront-Deeded**
 Shore Line: **Clean, Natural , Sandy**

Public Remarks: **This one-of-a-kind heritage property on Shadow Lake fully supports the saying that 'The oldest properties usually claim the best waterfront' . Approximately 1000 feet of shoreline highlights the perimeter of this 3 acre parcel with three separately deeded waterfront lots. Ownership over the years of this treasured offering boasts several generations of family. Every lot on the unique peninsula enjoys its own features including a cottage on each of two of the lots. Large living room with fireplace, 7 bedrooms and a spacious wrap-around verandah are some of the many details of the main cottage, located in a commanding position on the point. Panoramic lake views from waterside decks are spectacular. Future uses of this package are almost limitless. Ideal for extended families in a private family compound setting or those visionaries with an entrepreneurial spirit.**

Directions: **Base Line Road north from Coboconk to Shadow Lake Road 12 on left. Bear left to cottage at end of road,**

Interior Features

Interior Features: **Cathedral Ceiling, Skylight**
 Basement: **Crawl Space/None/** Fireplace: **Wood**
 Heat Primary/Sec: **Baseboard, Fireplace-Wood/**
 HVAC: **None** Foundation: **Concrete Block, Perimeter Wall, Piers**
 Under Contract #: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age:
 Lease To Own Equip: **None** Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: **North East** Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee: **No**
 Exterior Finish: **Vinyl Siding, Wood**
 Restrictions: **Easement, Right-of-Way**
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Topography: **Level, Partially Cleared, Wooded/Treed** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced: **2015**
 Water/Supply Type: **Other/Lake/River** Sewage: **Holding Tank**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Patio(s), Porch-Enclosed**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Beach, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Satellite Dish, Smoke Detector Please see Schedule B as posted for a full list of inclusions.**
 Exclusions: **Some personal items.**

Tax Information

Roll#: **165131005051300** Local Improve Fee/Comments **No/**
 Pin#: **631200135** Zoning: **Rural General** Taxes/Year: **\$4,973/2017**
 Assessment \$/Year: **\$515,000/2018** Survey/Year: **Yes 2004** Survey Type: **Available**
 Legal Description: **PT LT 57-58 CON FRONT RANGE SOMERVILLE:(26) AS IN R287855, S/T \$ T/W R287855; (18) AS IN VT90143, S/T & T/W VT90143; (24) AS IN R333767, S/T & T/W R333767 CITY OF KAWARTHA LAKES**

Rooms

| Room | Level | Dimensions | Features |
|-------------------------|-------|------------|-------------|
| Bedroom | M | 12'x10' | Wainscoting |
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| Bathroom | M | 10'x7'6" | 3-Piece |
| Bedroom | M | 10'x9' | |
| Bedroom | M | 10'x10'5" | |
| Bedroom | M | 10'x9' | |
| Bedroom | M | 10'x9' | |
| Living Room/Dining Room | M | 29'x15' | Fireplace |
| Kitchen | M | 19'x14' | |
| Porch | M | 10'x45' | |
| Porch | M | 10'x15' | |
| Bedroom | M | 10'x9' | |

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Client Full Report

Date Printed: 06/11/2018

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