

Cross Property Client Full

131 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: \$469,000



MLS@#: **123467**
 List Date: **04-May-2018**
 Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **930**
 Sq Ft Finished: **930**
 Sq Ft Source:
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **South**
 Lot Front: **120.01**
 Road Access Fee:
 Access: **Private Road**
 Driveway Spaces/Type: **5/Private Double Wide/Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/Head Lake**
 Shore Rd Allowance: **Owned**
 WF Features: **Dock**
 Shore Line: **Clean, Rocky**
 Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **9**
 Recreational: **Yes**
 Year Built/Desc: **1964/Completed**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.69**
 WF Exposure: **South East**
 WF Frontage Ft: **120**

Public Remarks: HEAD LAKE A cherished family cottage coming on the market for the first time. Located on Hilton's Point, the cottage is situated on 120' of high-quality, south-east facing waterfront. The lot is large (0.69 acres), natural and flat, with attractive granite outcroppings. 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. The three-bedroom cottage was extensively renovated in 2001, including a new kitchen (with custom-made cupboards) dining area and septic system. The patio doors and windows on the waterfront side of the cottage ensure a sunny, bright interior and afford expansive views of the lake. The heated water line, UV and filtration system, and insulated crawlspace make it suitable for four season use. Outbuildings include an insulated, wired Bunkie (2001), gazebo and three storage sheds. Refer to Schedule B for a detailed list of inclusions.

Directions: 2 kms North of Norland on Hwy 35, left on Hilton's Point Road, North on Hilton's Point Road North, left on Hilton's Point Road West.

Interior Features

Interior Features: **Built-In Appliances, Main Floor Laundry, Skylight, Smoke Detector, Washer/Dryer Hookup**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Woodstove/Baseboard**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Fireplace:
 Foundation: **Piers**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Telephone**
 Topography: **Dry, Level, Rocky, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/Lake/River**
 Water Treatment: **Heated Water Line, Sediment Filter, UV System**
 Exterior Features: **Deck(s)**
 Other Structures: **Gazebo, Other (see Remarks)**
 Site Influences: **Golf, Water View**
 Exposure:
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Satellite Dish, Smoke Detector, Window Coverings See attached Schedule B**
 Exclusions: **All personal items and staging props.**

Tax Information

Roll#: **165420001619000**
 Pin#: **632730413**
 Assessment \$/Year: **\$328,000/2016**
 Legal Description: **PT LT 12 CON 7 LAXTON AS IN VT71801; PT SHORE RDAL LAXTON ADJOINING HEAD LAKE OPPOSITE LT 12 CON 7 CLOSED BY R165005 PT 3 57R3440; T/W VT71801; KAWARTHA LAKES**
 Local Improve Fee/Comments /
 Zoning: **RR3**
 Survey/Year: **No**
 Taxes/Year: **\$3,204/2017**
 Survey Type: **None**

Rooms

Room	Level	Dimensions	Features
Master Bedroom	M	9'10"x7'11"	Carpet Wall-to-Wall
Bathroom	M	4'5"x9'3"	3-Piece, Skylight, Vinyl Flooring
Bedroom	M	7'7"x9'5"	Vinyl Flooring
Bedroom	M	7'7"x9'5"	Vinyl Flooring
Sitting Room	M	15'9"x13'8"	Sliding doors, Vinyl Flooring
Dining Room	M	10'7"x13'0"	Vinyl Flooring
Kitchen	M	7'10"x10'4"	Double sink, Vinyl Flooring
Laundry Room	M	7'10"x9'11"	
Storage Room	M	8'1"x3'0"	Vinyl Flooring

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Client Full Report

Date Printed: 05/04/2018

Prepared By: DAVID DONAIS, Sales Representative

<http://www.kawarthawaterfront.com>

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