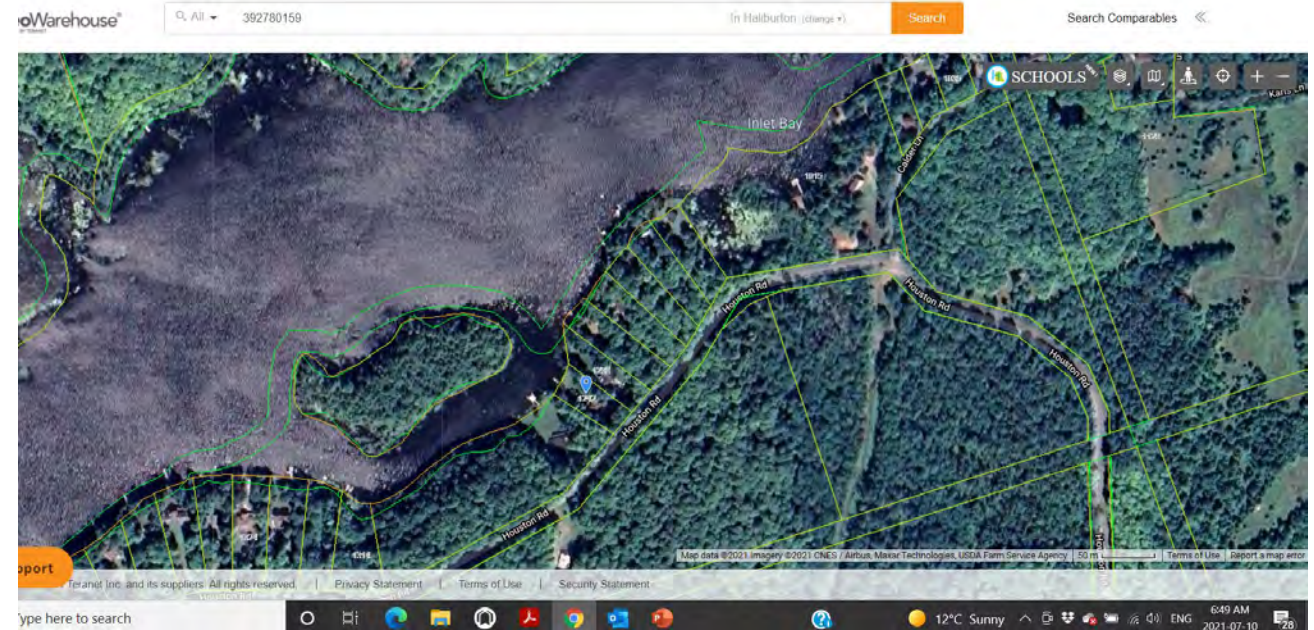
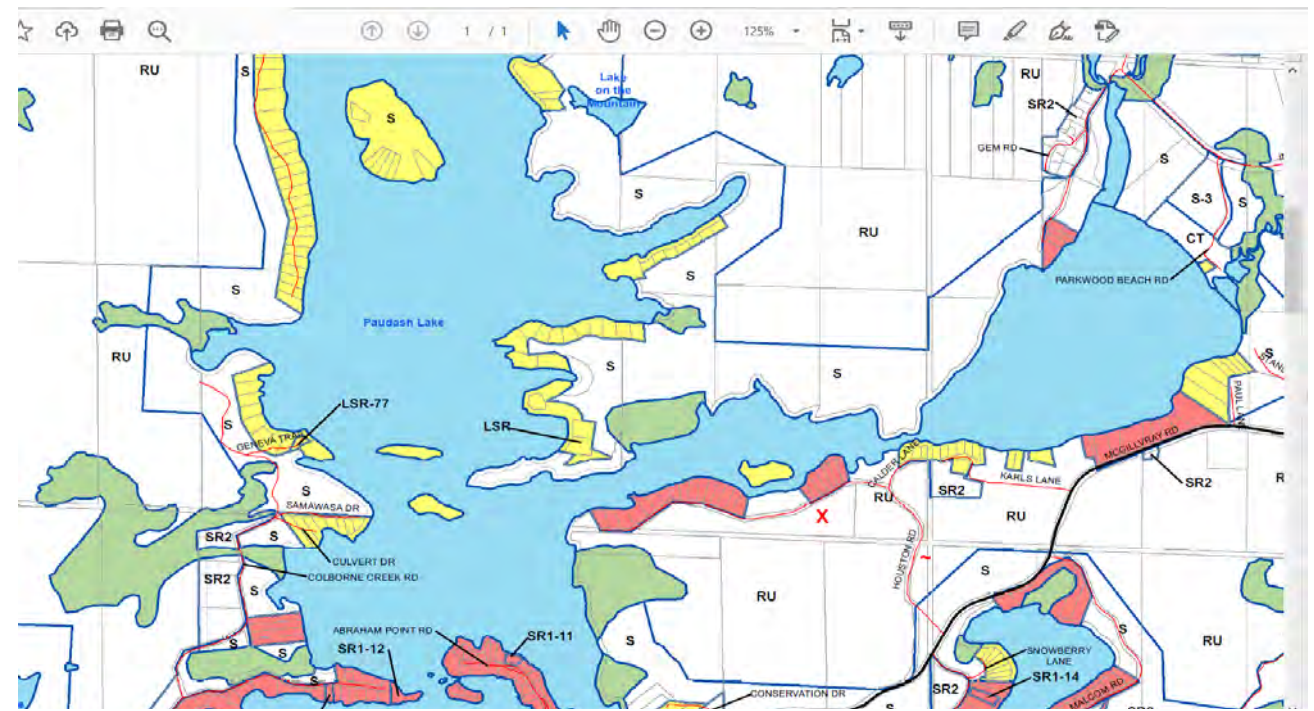


#1242 Houston Road

- Assessed Value: \$351,000
- 107 ft of waterfront
- 0.509 acres
- No Shore Road Allowance
- Zoning Shoreline Residential 1



Property Overview

- This four season home or cottage is situated on a municipally maintained road with easy access from Highway 28 and between Apsley and Bancroft. It is located in a private and exclusive enclave area of the lake. Ready for
- your summer 2022 family fun!

Some of the key features of the property are

- Built in 2011 with major lower level renovations completed in 2021, see renovations and improvements list for complete details
- North West views!
- Flat gradual grassed land to the waters edge
- High speed Bell Internet. Works well with family working from home and kids on line learning
- Amazing fishing off the end of the dock. Many large and small mouth bass have been caught!
- Cardiff Country Store and Gas Station is only 4 KM's away. The larger towns of Bancroft to the north and Apsley to the south are only 20mins!



Inner Workings

Septic – was installed in 2011. It was last pumped in 2021

Water Source - The water is from a Drilled well, the Well Record is available. The well line is heated from the well head into the house for winter months

Heating – New Napoleon propane furnace installed in 2021. The sellers did not put in central air conditioning as they have not felt it is required

RENOVATIONS & IMPROVEMENTS

Full Basement Renovation (2021)

- Bathroom: Shower, Toilet, Sink, Vanity, floors
- Updated drywall
- Insulation: insulated between the floors to increase sound proofing between floors
- Electrical wiring replaced
- Upgraded plumbing to PEX

Kitchen & Main Floor Bath (2021)

- Appliances: Stove, Oven, Rangehood, Microwave
- Sink and faucet
- Vanity, Mirror Faucet in Main Floor Bath

Other 2021 Renovations

- New flooring throughout
- Professionally painted throughout
- Napoleon propane furnace
- Upper level all windows
- Eavestroughs
- Siding
- Outdoor screened tent
- All light fixtures
- New floating dock from Kawartha Docks
- Some doors upgraded and Replaced
- Added stairs from the upper deck to the lawn on the lake side

Other

- New landscaping and drainage around the cottage in 2019
- 2020 had a tree service remove and clear out dangerous and dead trees from the property



Typical Yearly Costs

- Taxes = \$2246 (2021)
- Hydro = \$140/Month on average
- Propane Supplier is Ultramar. Typical yearly cost of about \$1100
- Internet is Bell about \$75/Month
- Driveway Plowing: the sellers have the driveway plowed in winter from a private contractor.

Inclusions & Exclusions

Inclusions	Exclusions
<ul style="list-style-type: none">• Light blue couch in living room (currently has a brown staging cover)• Kayak• Paddle Boat• Lund fishing boat (no motor) including trailer• Propane Coleman BBQ located on upper deck (6 years old)	<ul style="list-style-type: none">• All furniture and TV's (unless noted in inclusions)• All bedroom furniture• Canoe• Snowblower• All Staging Items

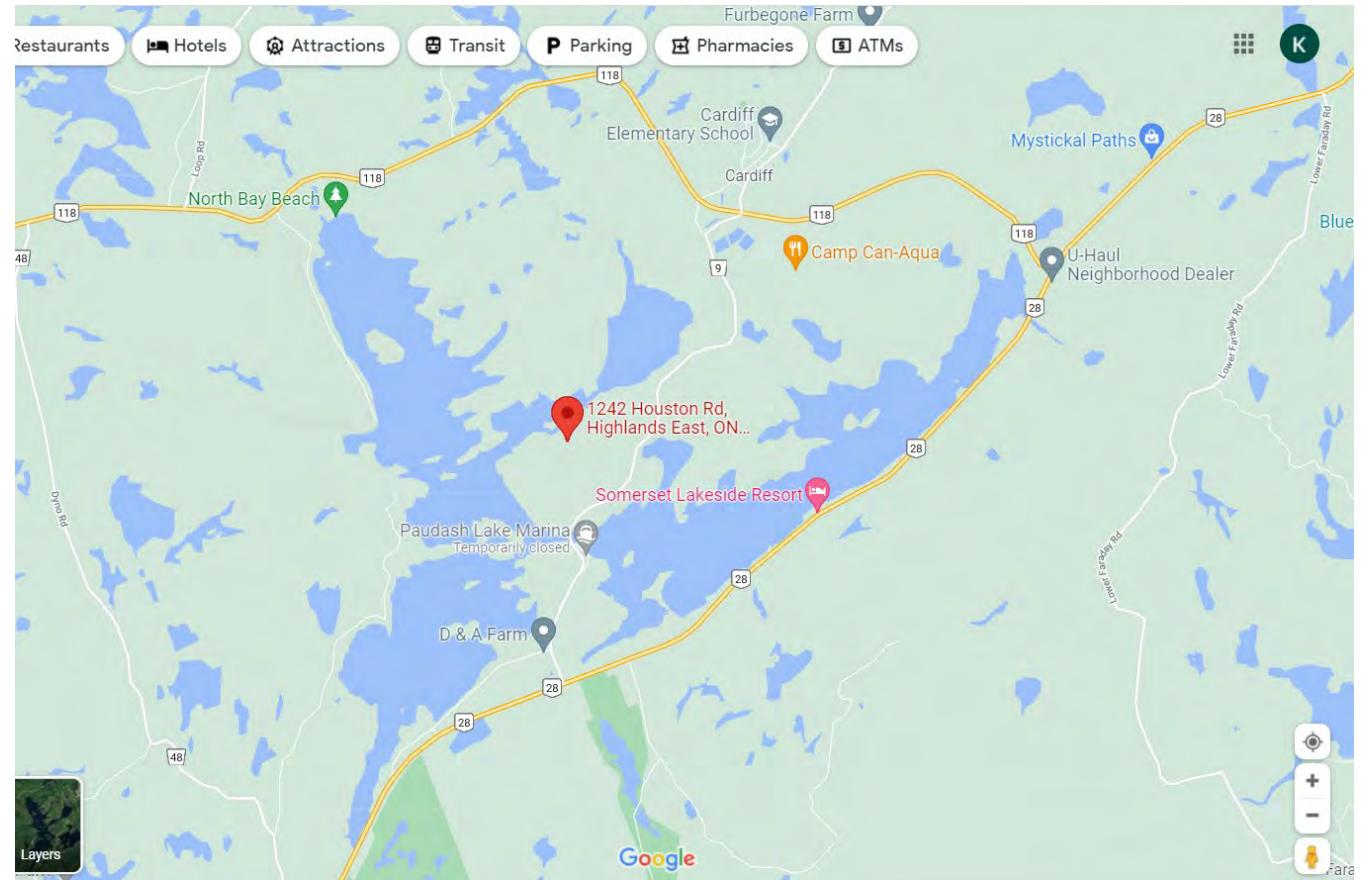
Paudash Lake

Paudash Lake is situated on the Canadian Shield and has picturesque expanses of clear deep waters cradled between steep, rolling hills. The lake has an element of ruggedness from islands and shorelines that thrust rocky, pine clad summits high above the water.

The rolling landscape, natural shorelines and pristine water quality has attracted many people to the lake.

Paudash Lake is divided into two lakes named Upper and Lower Paudash lakes. Upper Paudash Lake is further divided into North Bay, Inlet Bay and Joe Bay.

Combined, the lake has a total surface area of 1,216 hectares (ha), a mean depth of 9.3 metres (m), at the regulated level, and a total shoreline length of 59.7 kilometres (km).



Source: Paudash Lake Management Plan