

## 1242 HOUSTON ROAD Road, Cardiff, Ontario K0M 1L0

Listing

Client Full

[1242 HOUSTON ROAD Rd Cardiff](#)

MLS® #: 40311698

**Active / Residential**Price: **\$1,099,000****Haliburton/Highlands East/Cardiff Ward  
Bungalow/House**Water Body: **Paudash Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	1	1	1

Beds (AG+BG): **3 (1 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **2,198**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,099/Other**  
 BG Fin SF: **1,099/Other**  
 DOM/CDOM: **3/97**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,549.00/2022**

[Remarks/Directions](#)

**Public Rmks:** Private and exclusive enclave on picturesque Paudash Lake. With north west facing views over 104 feet of waterfront, your days will be spent relaxing, wildlife watching, enjoying water sports, winter excitement, fishing and family time. Perfect, move in ready, updated cottage to serve as an ideal vacation property or full-time home. Newly updated bedrooms, hardwood floors, windows, bathrooms and Napoleon furnace along with brand new floating dock make this an extremely comfortable property. Houston Road is a wonderful community where very few properties are ever available. Easily accessed via a year-round Municipally maintained road and is located in a quiet cul-de-sac, with a level lot. This property has the convenience of an amazing location within a few minutes of the Cardiff Country Store, Paudash Marina, North Bay Beach and Kawartha Dairy. Only 20mins away you can enjoy all the amenities of Apsley and Bancroft. It's also an ideal base to explore Haliburton and surrounding areas (Silent lake, Algonquin Park, Barry's Bay, etc.) Come and see this bright, spacious, updated, and private location on Paudash Lake known for peace and tranquility.

**Directions:** From Apsley take Hwy 28 North. Turn left on McGillvray Road. Left on Houston Road. To #1242

[Common Elements](#)

Locker:

Balcony:

[Waterfront](#)

**Features:** Waterfront-Deeded  
**Dock Type:** Private Docking  
**Shoreline:** Mixed, Natural, Shallow, Soft Bottom  
**Shore Rd Allow:** None  
**Channel Name:** Inlet Bay

**Boat House:**  
**Frontage:** 107.00  
**Exposure:** North, West  
**Island Y/N:** No

[Exterior](#)

<b>Construct. Material:</b> Vinyl Siding	<b>Foundation:</b> Concrete Block	<b>Roof:</b> Asphalt Shingle
<b>Shingles Replaced:</b>		<b>Prop Attached:</b> Detached
<b>Year/Desc/Source:</b> 2007/Completed / New/Other		<b>Apex Age:</b> 6-15 Years
<b>Property Access:</b> Year Round Road		<b>Rd Acc Fee:</b>
<b>Garage &amp; Parking:</b> Attached Garage//Front Yard Parking		<b>Garage Spaces:</b> 2.0
<b>Parking Spaces:</b> 8	<b>Driveway Spaces:</b> 6.0	
<b>Services:</b> At Lot Line-Hydro, Cell Service, Electricity, High Speed Internet		
<b>Water Source:</b> Drilled Well	<b>Water Tmnt:</b> None	<b>Sewer:</b> Septic Approved
<b>Well Cap Gall/Min:</b>	<b>Well Testing:</b>	<b>Well Depth Ft:</b> 80
<b>Lot Size Area/Units:</b> /	<b>Acres Range:</b> 0.50-1.99	<b>Acres Rent:</b>
<b>Lot Front (Ft):</b> 107.00	<b>Lot Depth (Ft):</b> 0.00	<b>Lot Shape:</b>
<b>Location:</b> Rural	<b>Lot Irregularities:</b>	<b>Land Lse Fee:</b>
<b>Area Influences:</b> Beach, Campground, Cul de Sac/Dead End, Golf, Highway Access, Hospital, Lake Access, Marina, Park		<b>Fronting On:</b>
<b>Topography:</b> Dry, Flat, Level		

[Interior](#)

**Interior Feat:** Ceiling Fans, Propane Tank, Sewage Pump, Sump Pump, Water Heater Owned  
**Basement:** Full Basement **Basement Fin:** Fully Finished  
**Cooling:** None  
**Heating:** Forced Air-Propane  
**Inclusions:** Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings  
**Add Inclusions:** See inclusions / exclusions schedule  
**Exclusions:** See inclusions / exclusions schedule  
**Furnace Age:** 3 years **Tank Age:** 17 years **UFFI:**

[Property Information](#)

**Common Elem Fee:** No  
**Legal Desc:** BLK A PL 480; LT 7 PL 480; HIGHLANDS EAST  
**Zoning:** SR1

Local Improvements Fee:

Survey: **Boundary Only/**

Assess Val/Year: **\$351,000/2022**  
 PIN: **392780159**  
 ROLL: **460110200021700**  
 Possession/Date: **Flexible/**

Hold Over Days:  
 Occupant Type: **Owner**

Deposit: **5% + HST**

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 Brokerage Information
 

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List Date: **08/26/2022**  
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**   
 Source Board: **Kawartha Lakes Real Estate Association**

**Prepared By: KIM ELRICK, Salesperson**

**Date Prepared: 08/29/2022**

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**\*Information deemed reliable but not guaranteed.\*** CoreLogic Matrix

Rooms

**MLS® #: 40311698**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Kitchen/Living Room</b>	<b>Main</b>	<b>22' 0" X 20' 0"</b>	<b>6.71 X 6.10</b>	
<b>Desc: Open concept Kitchen, dining and living room</b>				
<b>Bedroom Primary Main</b>		<b>13' 0" X 13' 0"</b>	<b>3.96 X 3.96</b>	<b>Semi-Ensuite (walk thru)</b>
<b>Desc: Main Level Primary Bedroom</b>				
<b>Office</b>	<b>Main</b>	<b>12' 0" X 11' 0"</b>	<b>3.66 X 3.35</b>	
<b>Desc: Main level bonus room perfect as an at home office!</b>				
<b>Bathroom</b>	<b>Main</b>			<b>4-Piece</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11' 0" X 10' 0"</b>	<b>3.35 X 3.05</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>11' 0" X 10' 0"</b>	<b>3.35 X 3.05</b>	
<b>Bathroom</b>	<b>Basement</b>			<b>4-Piece</b>
<b>Laundry</b>	<b>Basement</b>	<b>7' 0" X 6' 0"</b>	<b>2.13 X 1.83</b>	
<b>Family Room</b>	<b>Basement</b>	<b>23' 0" X 15' 0"</b>	<b>7.01 X 4.57</b>	

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