

109 STANLEY Road, Woodville, Ontario K0M 2T0

Client Full
Active / Residential

109 STANLEY Rd Woodville

MLS® #: **40444671**

Price: **\$674,888**



Kawartha Lakes/Kawartha Lakes/Eldon (Twp) Bungalow/House



Water Body: **Talbot River**

Type of Water: **River**

	Bed	Bath	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **952**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **952/ Assessor**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,675.00/2022**

Remarks/Directions

Public Rmks: This is an exceptionally well-maintained property located on the Talbot River section of the Trent-Severn Waterway just west of Canal Lake. The property has a wonderful park-like feel, with well-treed lot lines providing superb privacy. The waterside lawn is highlighted by a magnificent fire-pit framed by stone walls and low maintenance perennials. There is also a spacious bunkie at the waterside that has its own deck and sitting area. The expansive roadside lawn is very level and perfect for outdoor games, and a flagstone walkway leads to the cottage. The 3-bedroom cottage has great character, with vaulted pine ceilings in the living, dining and kitchen areas and a wood stove. The cottage has recently been used on a seasonal basis but is winterized in all aspects except for the requirement of a heated water line along the short distance between the well and the cottage. There is great fishing off the dock and a short boat ride takes you to the western arm of Canal Lake and access to the full range of watersport activities. The property is being sold turn-key and a short closing is possible. Visit the Realtor's website for more information.

Directions: County Road 48 to Stanley Road

Common Elements

Waterfront

Features: Trent System
Dock Type: Private Docking
Shoreline: Sandy, Weedy
Shore Rd Allow: Not Owned
Channel Name:
Boat House:
Frontage: 75.00
Exposure: East
Island Y/N: No

Auxiliary Buildings

Building Type	Bed	Bath	# Kitchens	Winterized
Bunkhouse	0	0	0	No

Exterior

Exterior Feat: Deck(s), Landscaped
Construct. Material: Aluminum Siding
Shingles Replaced: 2021
Year/Desc/Source: 1966//Other
Property Access: Public Road, Year Round Road
Other Structures: Shed
Garage & Parking: Private Drive Single Wide
Parking Spaces: 5
Services: Garbage/Sanitary Collection, High Speed Internet Avail
Water Source: Dug Well
Lot Size Area/Units: 0.362/Acres
Lot Front (Ft): 75.00
Location: Rural
Area Influences: Golf, Lake Access, River/Stream
View: Creek/Stream
Topography: Flat
Restrictions: None
Foundation: Unknown
Roof: Asphalt Shingle
Prop Attached: Detached
Apx Age: 51-99 Years
Rd Acc Fee:
Winterized: Partially Winterized
Driveway Spaces: 5.0
Water Tmnt: UV System
Acres Range: < 0.5
Lot Depth (Ft): 218.00
Lot Irregularities:
Garage Spaces:
Sewer: Septic
Acres Rent:
Lot Shape: Rectangular
Land Lse Fee:
Retire Com:
Fronting On: East
Exposure:

Interior

Interior Feat: Ceiling Fans, Central Vacuum, Water Heater Owned
Basement: None
Basement Fin:
Laundry Feat: None
Cooling: None
Heating: Baseboard, Woodstove
Fireplace: /Wood Stove
Under Contract: None
Inclusions: Furniture, Hot Water Tank Owned, Refrigerator, Satellite Dish, Stove, Window Coverings
Add Inclusions: Indoor and outdoor furniture, interior furnishings, BBQ, paddle boat, canoe
Exclusions: Kayaks, fishing equipment, tools, personal items. 14' pontoon boat with 65 hp outboard, riding mower and log splitter are excluded but negotiable.
FP Stove Op:
Contract Cost/Mo:

Property Information

Common Elem Fee: No
Legal Desc: LT 3 PL 318; PT LT 26 CON 1 ELDON AS IN R439079; KAWARTHA LAKES.
Zoning: LSR
Assess Val/Year: \$262,000/2023
PIN: 631710220
ROLL: 165116005035300
Possession/Date: Flexible/
Local Improvements Fee:
Survey: Boundary Only/ 1954
Hold Over Days: 90
Occupant Type: Owner
Deposit: \$30,000.00

Brokerage Information

List Date: 06/28/2023
List Brokerage: KAWARTHA WATERFRONT REALTY INC. - 170

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 06/28/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Table with 5 columns: Room, Level, Dimensions, Dimensions (Metric), Room Features. Rows include Living Room, Dining Room, Kitchen, Bedroom Primary, Bedroom, Utility Room, and Bathroom.

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