

159 MCCRACKIN Avenue, Seabright, Ontario L0K 1W0

Client Full
Active / Residential

159 MCCRACKIN Av Seabright

MLS® #: **40433344**
 Price: **\$645,000**



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

Water Body: **Dalrymple Lake**
 Type of Water: **Lake**

	Bed	Bath	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **643**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **643/ Assessor**
 DOM/CDOM: **20/20**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,815.00/2023**

Remarks/Directions

Public Rmks: **This is an exceptionally charming and well-maintained cottage on McCrackin Avenue, known for having some of the best waterfront on Lake Dalrymple with its lovely granite shoreline and hard-packed sand bottom that is perfect for swimming. The three season cottage is sited close to the water to take full advantage of the spectacular southern lake vistas either from the waterside patio or through the large interior windows. The large 0.41 acre lot is very deep, with plenty of level lawn out back that is ideal for outdoor activities. The cottage interior is bright and cheery with a large living/dining area and a very functional kitchen. The property is being sold turn-key with most furniture and furnishings included. Visit Realtor's website for more information.**

Directions: **Kirkfield Road (County Rd 46) to Lake Dalrymple Road to McCrackin Avenue.**

Common Elements

Waterfront

Features: **Water Access**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Hard Bottom, Sandy**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **62.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Property Access: **Private Road, Year Round Road**
 Other Structures: **Shed**
 Garage & Parking: **Private Drive Single Wide**
 Parking Spaces: **10**
 Services: **Garbage/Sanitary Collection, High Speed Internet Avail**
 Water Source: **Lake/River**
 Lot Size Area/Units: **0.412/Acres**
 Lot Front (Ft): **62.00**
 Location: **Rural**
 Area Influences: **Lake/Pond**
 View: **Lake**
 Topography: **Level, Sloping**
 Restrictions: **Right-of-Way**
 Foundation: **Concrete Block**
 Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Driveway Spaces: **10.0**
 Water Tmnt: **Sediment Filter**
 Sewer: **Septic**
 Acres Range: **< 0.5**
 Lot Depth (Ft): **334.00**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
 Basement: **Crawl Space**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **Electric**
 Under Contract: **None**
 Inclusions: **Furniture, Microwave, Stove, Window Coverings**
 Add Inclusions: **Dock, all indoor and outdoor furniture and furnishings as viewed (including shed contents), except for specified exclusions.**
 Exclusions: **Black tower fan in the bedroom, portable air conditioner, three hole punch in the bedroom, beer mugs, personal items.**
 Basement Fin: **Unfinished**
 Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 23 CON 3 CARDEN AS IN R454236; T/W R454236; S/T A ROW TO BE USED IN COMMON WITH OTHERS ENTITLED THERETO, TO ALLOW THE MOST REASONABLE ACCESS TO THE GOVERNMENT TRAVELLED RD, OVER PT OF LT 23 CON 3, TWP OF CARDEN, BEING PT 4, 57R3647; KAWARTHA LAKES.**
 Local Improvements Fee:

Zoning: **LSR-1**
Assess Val/Year: **\$170,000/2023**
PIN: **631080291**
ROLL: **165103600223400**
Possession/Date: **Flexible/**
Possession Rmks: **After July 10**

Survey: **Boundary Only/ 1983**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **\$30,000.00**

Brokerage Information

List Date: **06/07/2023**
List Brokerage: [**KAWARTHA WATERFRONT REALTY INC. - 170**](#) 

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 06/27/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	17' 5" X 14' 5"	5.31 X 4.39	
Dining Room	Main	8' 5" X 7' 10"	2.57 X 2.39	
Kitchen	Main	9' 7" X 7' 8"	2.92 X 2.34	
Bedroom Primary	Main	9' 4" X 8' 7"	2.84 X 2.62	
Bedroom	Main	8' 10" X 7' 8"	2.69 X 2.34	
Bathroom	Main			3-Piece

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