

28 ELIZABETH Street, Coboconk, Ontario K0M 1K0

Listing

Client Full
Active / Residential

28 ELIZABETH St Coboconk

MLS® #: 40288099
Price: **\$1,749,000**



Kawartha Lakes/Kawartha Lakes/Somerville (Twp) Bungalow Raised/House

Water Body: **Gull River**Type of Water: **River**

	Beds	Baths	Kitch
Basement	1	1	
Main	4	3	2

Beds: **5 (4 + 1)**
 Baths: **4 (4 + 0)**
 SF Fin Total: **3,265/LBO provided**
 SF Fin Range: **2001 to 3000**
 AG Fin SF: **2,013.00/LBO provide**
 BG Fin SF: **1,252.00/LBO provide**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,495/2022**

Remarks/Directions

Public Rmks: This is a unique and quite spectacular property that is ideal for those looking for a modern and comfortable waterfront home or executive getaway with plenty of space for family and guests. With 200 ft of sand-bottom waterfront on a lake-like widening of the Gull River just before it passes through Coboconk, the property provides lovely vistas across to undeveloped land, dive-off-the-dock swimming, exceptional privacy, and boat access to the Shadow Lake System, while having the benefits of town shopping and services only a short walk away. The main home has four bedrooms and over 2,700 sq ft of living area on two levels, highlighted by a large and modern kitchen with quartz countertops and island, a stone propane fireplace in the living room, and a Primary bedroom with an ensuite, tub and walk-out. The expansive main-level wrap-around deck with dura-deck covering is positioned perfectly for sunsets. The lower floor has a large rec room, bedroom and a walk-out to a ground-level deck that transitions to a sandy play area bordered by armour stone. The Guest Home is ravishing, with vaulted ceilings, a modern kitchen, bedroom, 3 pc bathroom and its own water-facing deck. It has been fully spray-foam insulated and can be occupied year-round. There is also a recently-built 30 x 26 garage that has potential use as a marine-rail boat house and/or a work shop. It is fully insulated with a thermostatically controlled propane heater. This property has been immaculately maintained and must be seen in person to fully appreciate its special qualities.

Directions: From Coboconk, take Rock St to Elizabeth St.

Common Elements

Waterfront

Features: **Riverfront, Water Access**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Sandy**
 Shore Rd Allow: **None**
 Channel Name:

Boat House:
 Frontage: **200.00**
 Exposure: **North**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Landscaped, Patio(s)**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced:
 Year/Desc/Source: **1987//Other**
 Property Access: **Municipal Road**
 Other Structures:
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **8**
 Services: **Garbage/Sanitary Collection, High Speed Internet**
 Water Source: **Drilled Well**
 Lot Size Area/Units: **0.419/Acres**
 Lot Front (Ft): **200.00**
 Location: **Rural**
 Area Influences: **Highway Access, River/Stream, Schools, Shopping Nearby**
 View: **Water**
 Topography: **Level**
 Restrictions: **Right-of-Way**

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**
 Garage Spaces: **3.0**
 Sewer: **Sewer (Municipal)**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:
 Retire Com:
 Fronting On: **East**
 Exposure:

Interior

Interior Feat: **Ceiling Fans, Sewage Pump, Water Heater Owned, Water Softener**
 Basement: **Full Basement**
 Basement Feat: **Walk-Out**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Fireplace-Propane, Forced Air-Propane**
 Fireplace: **1/Propane**

FP Stove Op: **Yes**

Under Contract: **Propane Tank**
 Inclusions: **Built-in Microwave, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Refer to Schedule B.**

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT LT 39 CON FRONT RANGE SOMERVILLE AS IN R369817 S/T R369817 CITY OF KAWARTHA LAKES**
 Zoning: **RR2**
 Assess Val/Year: **\$450,000/2022**
 PIN: **631191122**
 ROLL: **165131005104600**
 Possession/Date: **Flexible/**

Local Improvements Fee:

Survey: **None/**
 Hold Over Days: **90**
 Occupant Type: **Owner**

Deposit: **\$85,000**

Brokerage Information

List Date: **06/30/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **06/30/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40288099

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 7" X 17' 6"	5.36 X 5.33	
Kitchen	Main	12' 1" X 13' 11"	3.68 X 4.24	
Dining Room	Main	15' 4" X 18' 8"	4.67 X 5.69	
Bedroom Primary	Main	15' 3" X 17' 10"	4.65 X 5.44	
Primary Ensuite Bathroom	Main	7' 5" X 9' 11"	2.26 X 3.02	3-Piece
Bedroom	Main	9' 5" X 13' 10"	2.87 X 4.22	
Bedroom	Main	7' 3" X 13' 10"	2.21 X 4.22	
Bathroom	Main	7' 7" X 3' 5"	2.31 X 1.04	3-Piece
Recreation Room	Basement	26' 1" X 41' 4"	7.95 X 12.60	
Den	Basement	8' 10" X 8' 2"	2.69 X 2.49	
Bedroom	Basement	12' 8" X 16' 1"	3.86 X 4.90	
Bathroom	Basement	8' 4" X 7' 1"	2.54 X 2.16	4-Piece
Storage	Basement	7' 2" X 6' 11"	2.18 X 2.11	
Storage	Basement	13' 1" X 4' 4"	3.99 X 1.32	
Utility Room	Basement	8' 9" X 5' 7"	2.67 X 1.70	
Bedroom	Main	10' 11" X 9' 6"	3.33 X 2.90	
Bathroom	Main	3' 10" X 9' 7"	1.17 X 2.92	3-Piece
Living Room	Main	15' 4" X 7' 3"	4.67 X 2.21	
Kitchen	Main	15' 4" X 10' 0"	4.67 X 3.05	

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