

3534 MONCK Road, Norland, Ontario K0M 2L0

Listing

Client Full

3534 MONCK Rd Norland

MLS® #: 40273865

Active / ResidentialPrice: **\$729,000****Kawartha Lakes/Kawartha Lakes/Somerville (Twp)****Bungalow/House**Water Body: **Gull River**Type of Water: **River**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,055/Assessor**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,055.00/Assessor**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,074/2022**

Remarks/Directions

Public Rmks: This 3 bedroom year-round cottage on the Shadow Lake System has many distinguishing features desired by most cottage buyers. The large 0.64 acre lot is south-facing and features wade-in sand, dive-off-the-dock weed-free swimming, a very large and level back yard for games, and easy access from a municipally maintained paved road. The cottage is sited close to the water and the wall-to-wall windows in the main living area provide spectacular views. The cottage retains a wonderful rustic feel despite the many upgrades including propane forced air furnace/central air (with Nest thermostat), newer windows, air-tight wood-burning fireplace, and a bright and cheery kitchen. The primary bedroom is very spacious and has a walk-out to a glass railing deck. The basement features a marine-rail boat house, sauna, and a utility room. The floating dock is low maintenance and stays in the water year-round. Recreational opportunities abound as Shadow Lake is a short boat ride down the river, a golf course is a 6 minute drive away, and there is easy access to an extensive network of ATV and snowmobile trails. The property is being sold turn-key with almost all furnishings included. Offers accepted anytime.

Directions: Highway 35 to Norland. County Road 45 (Monck Road) to 3534.

Common Elements**Waterfront**

Features: **Riverfront**
Dock Type: **Private Docking**
Shoreline: **Deep, Sandy**
Shore Rd Allow: **Owned**
Channel Name:

Boat House: **Dry Boathouse - Single**
Frontage: **74.00**
Exposure: **South**
Island Y/N: **No**

Exterior

Exterior Feat:	Deck(s)		Roof:	Asphalt Shingle
Construct. Material:	Vinyl Siding		Prop Attached:	Detached
Shingles Replaced:	2016	Foundation:	Apx Age:	51-99 Years
Year/Desc/Source:	//		Rd Acc Fee:	
Property Access:	Municipal Road, Paved Road		Winterized:	Fully Winterized
Other Structures:	Shed		Garage Spaces:	
Garage & Parking:	Private Drive Single Wide//Gravel Driveway			
Parking Spaces:	10	Driveway Spaces:		
Services:	Garbage/Sanitary Collection, High Speed Internet			
Water Source:	Lake/River	Water Tmnt:	Sewer:	Septic
Lot Size Area/Units:	0.640/Acres	Acres Range:	Acres Rent:	
Lot Front (Ft):	74.00	Lot Depth (Ft):	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:	Land Lse Fee:	
Area Influences:	Golf, Lake Access, River/Stream, School Bus Route, Shopping		Retire Com:	
View:	River		Fronting On:	South
Topography:	Level		Exposure:	
Restrictions:	None			

Interior

Interior Feat: **Ceiling Fans, Sump Pump, Water Heater Owned**
Basement: **Partial Basement** **Basement Fin:** **Unfinished**
Basement Feat: **Walk-Out**
Laundry Feat: **None**
Cooling: **Central Air**
Heating: **Fireplace-Wood, Forced Air-Propane**
Fireplace: **1/Wood** **FP Stove Op:** **Yes**
Under Contract: **Propane Tank** **Contract Cost/Mo:**
Inclusions: **Dishwasher, Furniture, Microwave, Refrigerator, Stove, Window Coverings**
Add Inclusions: **Dock, BBQ, lawn mower, all indoor and outdoor furnishings except as noted in exclusions.**
Exclusions: **Cedar chest in primary bedroom, fire table on deck, contents in closets, basement, sauna, boat house and**

sheds.

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT D CON A SOMERVILLE AS IN R298899 CITY OF KAWARTHA LAKES; PT SHORE RDAL SOMERVILLE ALONG THE GULL RIVER PART 1 ON 57R10667 CITY OF KAWARTHA LAKES**
 Zoning: **RR3** Survey: **None/**
 Assess Val/Year: **\$296,000/2022** Hold Over Days: **90**
 PIN: **631200665** Occupant Type: **Owner**
 ROLL: **165131004029900**
 Possession/Date: **Flexible/** Deposit: **35000**

Brokerage Information

List Date: **06/09/2022**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170** 
 Source Board: **Kawartha Lakes**

Prepared By: **DAVID DONAIS, Broker of Record**Date Prepared: **06/09/2022**POWERED by itsorealestate.com. All rights reserved.

Information deemed reliable but not guaranteed. CoreLogic Matrix

Rooms

MLS® #: 40273865

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	18' 0" X 11' 1"	5.49 X 3.38	
Dining Room	Main	18' 0" X 7' 0"	5.49 X 2.13	
Kitchen	Main	12' 0" X 6' 0"	3.66 X 1.83	
Foyer	Main	6' 10" X 5' 8"	2.08 X 1.73	
Bedroom Primary	Main	19' 0" X 11' 0"	5.79 X 3.35	
Bedroom	Main	12' 0" X 8' 0"	3.66 X 2.44	
Bedroom	Main	11' 2" X 9' 6"	3.40 X 2.90	
Bathroom	Main			3-Piece

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