

51 SHADOW LAKE ROAD 14 Road, Coboconk, Ontario K0M 1K0

Client Full
Active / Residential

51 SHADOW LAKE ROAD 14 Rd Coboconk

MLS® #: 40417681
Price: **\$1,149,000**



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



Water Body: **Shadow Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Main	4	1	1

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **1,447**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,447/LBO provided**
DOM/CDOM: **1/1**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,787.00/2022**

Remarks/Directions

Public Rmks: **This iconic year-round cottage at the south end of Shadow Lake is perched on a granite point and provides sensational panoramic vistas to the west, north and south. You can marvel in these views from the deck in the total privacy provided by the large 0.63 acre lot with 185 ft of waterfront. Then descend the stairs to a huge year-round dock (rebuilt in 2018) for perfect deep-water swimming. The dock can also be accessed from a gentle path around the cottage while another path leads to a very convenient private boat launch that can also serve as a child-friendly swimming area. The 4-bedroom cottage has almost 1,500 sq ft of living area, highlighted by the great room with a stone wood burning fireplace and floor-to-ceiling windows that exudes a wonderful mid-century modern vibe. Recent enhancements include a new septic system, steel roof and heated water line. There is a single car garage with workshop out back. Most furnishings are included. Shadow Lake is an excellent recreational lake known for its clean water, short driving distance from the GTA and easy access to services in Coboconk.**

Directions: **County Road 42 (Baseline Road) to Shadow Lake Road 14.**

Common Elements

Waterfront

Features: **Island**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep, Shallow**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **185.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **1969//Other**
Property Access: **Public Road, Year Round Road**
Other Structures: **Shed**
Garage & Parking: **Detached Garage//Private Drive Single Wide**
Parking Spaces: **5**
Services: **Driveway Spaces: 4.0**
Garbage/Sanitary Collection, High Speed Internet
Water Source: **Lake/River**
Foundation: **Block**
Roof: **Metal**
Prop Attached: **Detached**
Apx Age: **51-99 Years**
Rd Acc Fee:
Winterized: **Fully Winterized**
Garage Spaces: **1.0**
Water Tmnt: **Heated Water Line, Sediment Filter**
Sewer: **Septic**
Lot Size Area/Units: **0.633/Acres**
Acres Range: **0.50-1.99**
Lot Front (Ft): **185.00**
Lot Depth (Ft): **163.00**
Location: **Rural**
Lot Irregularities:
Area Influences: **Lake/Pond, Shopping Nearby, Visual Exposure**
View: **Lake**
Topography: **Hillside, Rocky**
Restrictions: **Easement**
Acres Rent:
Lot Shape: **Irregular**
Land Lse Fee:
Retire Com:
Fronting On:
Exposure:

Interior

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **Crawl Space**
Basement Fin: **Unfinished**
Laundry Feat: **Main Level**
Cooling: **None**
Heating: **Baseboard, Fireplace-Wood**
Fireplace: **1**
Under Contract: **None**
Inclusions: **Dryer, Furniture, Refrigerator, Stove, Washer, Window Coverings**
FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 7 PL 458; S/T R294768, SV7892; KAWARTHA LAKES**
Zoning: **LSR**

Local Improvements Fee:
Survey: **Boundary Only/ 1992**

Assess Val/Year: **\$461,000/2023**
PIN: **631200122**
ROLL: **165131005050100**
Possession/Date: **Flexible/**

Hold Over Days: **90**
Occupant Type: **Vacant**
Deposit: **\$50,000.00**

Brokerage Information

List Date: **05/11/2023**
List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)** 

--- --
Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 05/12/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by itsorealestate.ca. All rights reserved.

MLS® #: 40417681

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	19' 6" X 23' 4"	5.94 X 7.11	
Dining Room	Main	11' 6" X 11' 0"	3.51 X 3.35	
Kitchen	Main	11' 10" X 8' 5"	3.61 X 2.57	
Bedroom Primary	Main	11' 5" X 14' 3"	3.48 X 4.34	
Bedroom	Main	11' 5" X 9' 0"	3.48 X 2.74	
Bedroom	Main	11' 5" X 9' 10"	3.48 X 3.00	
Bedroom	Main	7' 11" X 9' 7"	2.41 X 2.92	
Laundry	Main	7' 4" X 4' 6"	2.24 X 1.37	
Bathroom	Main	11' 5" X 5' 8"	3.48 X 1.73	4-Piece

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.