

60 SHADOW LAKE 18 Road, Coboconk, Ontario K0M 1K0

Client Full
Active / Residential

60 SHADOW LAKE 18 Rd Coboconk

MLS® #: 40449446
Price: **\$1,295,000**



Kawartha Lakes/Kawartha Lakes/Somerville (Twp) 1.5 Storey/House



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

| | Beds | Baths | Kitch |
|--------|------|-------|-------|
| Main | 2 | 1 | 1 |
| Second | 2 | | |

Beds (AG+BG): **4 (4 + 0)**
Baths (F+H): **1 (1 + 0)**
SF Fin Total: **914**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **914/Appraiser**
DOM/CDOM: **0/0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,302.02/2023**

Next OH: **Public: Sun Jul 16, 11:00AM-1:00PM**
Remarks/Directions

Public Rmks: **This is an immaculate 4-bedroom cottage on a sensational lot at the quiet southern end of Shadow Lake. The setting is idyllic, with 310 ft of waterfront on a level, west-facing 1.15 acre lot that provides exceptional privacy, smooth granite shoreline, perfect weed-free swimming and spectacular lake vistas, all with the soothing sound of rapids in the background as Shadow Lake transitions to Silver Lake. The cottage is sited close to the water with just the right amount of tree cover to provide shade and privacy without compromising the views. The owners have taken great care to preserve the cottage's vintage charm, while making practical enhancements including a new septic system (2012), metal roof (2016), wrap-around decks (2018), floating dock (2022) and a lovely outdoor shower (2018). A screened verandah is ideal for watching sunsets, and the wood stove provides comforting radiant heat in the spring and fall seasons. This property will appeal to those longing to re-acquaint themselves with the wonders of nature, while providing the option for future enhancements without fear of hitting a valuation ceiling.**

Directions: **County Rd 42 (Baseline Rd) to Shadow Lake Road 18.**

Common Elements

Waterfront

Features: **Water Access**
Dock Type: **Private Docking**
Shoreline: **Clean, Deep**
Shore Rd Allow: **None**
Channel Name:
Boat House:
Frontage: **310.00**
Exposure: **West**
Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
Construct. Material: **Wood**
Shingles Replaced:
Year/Desc/Source: **1952//Other** Foundation: **Concrete, Stone** Roof: **Metal**
Property Access: **Private Road, Year Round Road** Prop Attached: **Detached**
Other Structures: **Shed** Apx Age: **51-99 Years**
Garage & Parking: **Private Drive Single Wide** Winterized: **Not Winterized**
Parking Spaces:
Services: **Garbage/Sanitary Collection, High Speed Internet Avail, Telephone Available** Garage Spaces:
Water Source: **Lake/River** Water Tmnt: **None** Sewer: **Septic**
Lot Size Area/Units: **1.143/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **310.00** Lot Depth (Ft): **183.00** Lot Shape: **Irregular**
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond, River/Stream, Shopping Nearby** Land Lse Fee:
View: **Lake** Retire Com:
Topography: **Level, Rocky, Wooded/Treed** Fronting On: **West**
Restrictions: **None** Exposure:

Interior

Interior Feat: **Water Heater Owned**
Access Feat: **Ramps**
Basement: **None** Basement Fin:
Laundry Feat: **In Building**
Cooling: **None**
Heating: **Woodstove**
Fireplace: **1/Wood Stove** FP Stove Op: **Yes**
Under Contract: **None** Contract Cost/Mo:
Inclusions: **Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **Dock**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 53 CON FRONT RANGE SOMERVILLE AS IN R312491; T/W R312491 CITY OF KAWARTHA LAKES**

Zoning: **LSR**
Assess Val/Year: **\$403,000/2023**
PIN: **631200095**
ROLL: **165131005047600**
Possession/Date: **Flexible/**

Survey: **Available/ 2008**
Hold Over Days: **90**
Occupant Type: **Owner**
Deposit: **\$60,000.00**

Brokerage Information

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

Source Board: Kawartha Lakes Real Estate Association
Prepared By: DAVID DONAIS, Broker of Record
Date Prepared: 07/07/2023

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| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Dimensions (Metric)</u> | <u>Room Features</u> |
|------------------------|---------------|------------------------|----------------------------|----------------------|
| Living Room | Main | 15' 0" X 14' 0" | 4.57 X 4.27 | |
| Kitchen | Main | 8' 8" X 7' 0" | 2.64 X 2.13 | |
| Dining Room | Main | 7' 0" X 6' 4" | 2.13 X 1.93 | |
| Bedroom Primary | Main | 10' 4" X 9' 4" | 3.15 X 2.84 | |
| Bedroom | Main | 10' 8" X 7' 4" | 3.25 X 2.24 | |
| Bathroom | Main | 6' 6" X 4' 3" | 1.98 X 1.30 | 3-Piece |
| Bedroom | Second | 13' 3" X 11' 0" | 4.04 X 3.35 | |
| Bedroom | Second | 9' 4" X 11' 0" | 2.84 X 3.35 | |

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