

7296 HIGHWAY 35, Coboconk, Ontario K0M 1K0

Listing

Client Full

7296 HIGHWAY 35 Coboconk

MLS® #: 40307222

Active / ResidentialPrice: **\$699,000****Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)****Bungalow/House**Water Body: **Shadow Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds: **3 (3 + 0)**
 Baths: **1 (0 + 1)**
 SF Fin Total: **1,010/Assessor**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,010.00/Assessor**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,175/2022**

Remarks/Directions

Public Rmks: **A unique three cottage waterfront property on a large 2.2 acre lot on Shadow Lake that provides many development options for buyers. The property is gently sloping and well-treed along the lot lines, with several expansive lawn areas perfect for outdoor activities. The waterfront is child-friendly with a wade-in sandy beach and 50 ft of aluminum dock. The main cottage dates from 1947 and has 3 bedrooms and 1,010 sq ft of living space, while the other two cottages date from 1969 and 1972 and have 600 and 690 sq ft of living space respectively. All three cottages have their own septic and water systems, are three season, and are in need of substantial renovation or rebuilding. There is also a detached garage. The property is accessed by a private driveway directly off Highway 35, with services in Coboconk less than 5 minutes away.**

Directions: **Highway 35 north of Coboconk to 7296.**

Common Elements

Locker:

Balcony:

Waterfront

Features: **Beach Front**
 Dock Type: **Private Docking**
 Shoreline: **Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Boat House:
 Frontage: **95.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Other**
 Shingles Replaced:
 Year/Desc/Source: **1947//Other**
 Property Access: **Paved Road, Public Road**
 Other Structures: **Other**
 Garage & Parking: **Detached Garage//Private Drive Single Wide**
 Parking Spaces: **7**
 Services: **Garbage/Sanitary Collection**
 Water Source: **Lake/River**
 Lot Size Area/Units: **2.214/Acres**
 Lot Front (Ft): **95.00**
 Location: **Rural**
 Area Influences: **Highway Access, Lake/Pond, School Bus Route**
 View: **Lake**
 Topography: **Sloping**
 Restrictions: **None**

Foundation: **Piers**
 Driveway Spaces: **6.0**
 Water Tmnt: **None**
 Acres Range: **2-4.99**
 Lot Depth (Ft): **474.00**
 Lot Irregularities:

Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**
 Rd Acc Fee:
 Winterized: **Not Winterized**
 Garage Spaces: **1.0**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Irregular**
 Land Lse Fee:

Retire Com:
 Fronting On:
 Exposure:

Interior

Interior Feat: **Water Heater Owned**
 Basement: **None**
 Laundry Feat: **None**
 Cooling: **None**
 Heating: **None**
 Under Contract: **None**
 Inclusions: **Refrigerator, Stove**
 Add Inclusions: **All chattels on the property.**

Basement Fin:

Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT S1/2 LT 3 CON 11 LAXTON AS IN VT99259, KAWARTHA LAKES**
 Zoning: **RR1**

Local Improvements Fee:
 Survey: **None/**

Brokerage Information

List Date: **08/10/2022**
List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**
Source Board: **Kawartha Lakes**

Prepared By: DAVID DONAIS, Broker of Record **Date Prepared: 08/10/2022**

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Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	21' 6" X 11' 5"	6.55 X 3.48	
Kitchen	Main	11' 8" X 9' 0"	3.56 X 2.74	
Foyer	Main	8' 0" X 7' 3"	2.44 X 2.21	
Bedroom	Main	11' 6" X 9' 0"	3.51 X 2.74	
Bedroom	Main	11' 6" X 9' 0"	3.51 X 2.74	
Bedroom	Main	10' 6" X 8' 9"	3.20 X 2.67	
Utility Room	Main	11' 6" X 9' 0"	3.51 X 2.74	
Bathroom	Main			2-Piece

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