

LOT 6 SHADOW LAKE ROAD 14, Coboconk, Ontario K0M 1K0

Listing

Client Full

Active / Land**LOT 6 SHADOW LAKE ROAD 14 Coboconk****MLS® #: 40400154****Price: \$649,000**

Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

Residential

Water Body: **Shadow Lake**Type of Water: **Lake**Tax Amt/Yr: **\$1,412/2022**Zoning: **LSR**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**Acres Range: **0.50-1.99**Frontage: **150.00**Lot Dimensions: **150 x 231**

Lot Irregularities:

Lot Shape:

Common Interest: **Freehold/None**Tax Amt/Yr: **\$1,412/2022**

Remarks/Directions

Public Rmks: This is a rare opportunity to purchase a prime building lot on Shadow Lake. The large and gently sloping 0.61 acre lot has 150 ft of west facing waterfront and is located on a large island with year-round road access. Its setting at the south end of Shadow Lake as it begins its transition to Silver Lake is very attractive as it provides lovely vistas to small islands that also serve to minimize watersport boat traffic. The lot has been improved with the addition of a large floating dock and a roadside parking pad, and a recent survey is available. 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: Baseline Road (County Rd 42) in Coboconk to Shadow Lake Road 14.

Waterfront

Features: **Island**
 Dock Type: **Private Docking**
 Shoreline: **Natural**
 Shore Rd Allow: **None**
 Island Y/N: **Yes**

Frontage: **150.00**
 Exposure: **West**

Exterior

Property Access: **Year Round Road**
 Area Influences: **Lake/Pond, Shopping Nearby**
 View: **Lake**
 Topography: **Rocky, Wooded/Treed**
 Restrictions: **None**

Fronting: **West**

Land Information

Utilities:
 Water Source: **None**
 Well Testing:
 Services: **At Lot Line-Hydro**
 Acres Clear: **150.00**
 Lot Front (Ft): **150.00**

Acres Waste: **231.00**
 Lot Depth (Ft): **231.00**

Acres Workable:
 Lot Size: **0.61 Acres**

Sewer: **None**
 Water Treatment:
 Location: **Rural**

Property Information

Legal Desc: **LT 6 PL 458; SV7892; KAWARTHA LAKES**
 Zoning: **LSR**
 Assess Val/Year: **\$136,000/2022**
 PIN: **631200121**
 ROLL: **165131005050000**
 Possession/Date: **Flexible/**

Survey: **Available/ 2021**
 Hold Over Days: **90**
 Occupant Type:

Deposit: **\$35,000**

Brokerage Information

List Date: **04/13/2023**
 List Brokerage: **KAWARTHA WATERFRONT REALTY INC. - 170**

Source Board: Kawartha Lakes Real Estate Association
 Prepared By: DAVID DONAIS, Broker of Record
 Date Prepared: 04/13/2023

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