

# 30 COURTLAND Road, Coboconk, Ontario K0M 1K0

Listing

Client Full  
**Active / Residential**

**30 COURTLAND Rd Coboconk**

MLS® #: 40352576

Price: \$2,650,000



## Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)

1.5 Storey/House

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

	Beds	Baths	Kitch
Main	2	2	1
Second	2	1	

Beds (AG+BG): **4 (4 + 0)**  
 Baths (F+H): **3 (3 + 0)**  
 SF Fin Total: **2,527**  
 AG Fin SF Range: **2001 to 3000**  
 AG Fin SF: **2,527/LBO provided**  
 DOM/CDOM: **0/14**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$8,858.00/2022**

### Remarks/Directions

**Public Rmks:** This is a stunning 10-year old custom-built and engineered Lake House on beautiful Shadow Lake. Located on one of the premier roads on the lake with high-end neighbouring properties, the Lake House is sited on a spacious, gently sloping and very private half-acre lot with 166 ft of wade-in, child-friendly waterfront. Enter through the lovely porch and be delighted by the floor-to-ceiling windows in the main living areas that provide abundant natural light from the southern exposure and sensational lake vistas. A peerless aesthetic and build-quality is evident throughout, highlighted by a stone fireplace with a wood burning insert, warm engineered hardwood flooring, a large and very functional kitchen, a beautiful sunroom with vinyl/screen stacking windows on all three exterior walls, and a main floor Primary bedroom with a 4 pc ensuite and walk-out to the deck. The oversize 2.5 car garage is a marvel that can work equally well as a rec room as it is insulated, heated and has an epoxy floor. Attached to the garage is a spacious Bunkie that provides additional living space for family and friends. The grounds are tastefully landscaped and low maintenance, with perennial gardens with armour stone borders on the roadside yard, and an expansive waterside lawn maintained by an underground irrigation system. A sand play area is at the waterfront, as are flood lights that are perfect for illuminating a skating rink. Shadow Lake is an excellent recreational lake known for its clean water, lovely granite shorelines and cottagey vibe. This property is conveniently located within a 5 minute drive from services in Coboconk, and is an easy drive from the GTA.

**Directions:** Highway 35 to Courtland Road.

### Common Elements

Locker:

Balcony:

### Waterfront

Features: **Beach Front**  
 Dock Type: **Private Docking**  
 Shoreline: **Shallow**  
 Shore Rd Allow: **Owned**  
 Channel Name:

Boat House:  
 Frontage: **166.00**  
 Exposure: **South**  
 Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>4</b>			<b>Partially</b>

### Exterior

Exterior Feat: **Deck(s), Landscaped, Lawn Sprinkler System, Lighting, Porch**  
 Construct. Material: **Wood**  
 Shingles Replaced:  
 Year/Desc/Source: **2011//Other**  
 Property Access: **Private Road, Year Round Road**  
 Other Structures: **Shed**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Circular Driveway**  
 Parking Spaces: **8**  
 Services: **Garbage/Sanitary Collection, High Speed Internet**  
 Water Source: **Drilled Well**  
 Lot Size Area/Units: **0.515/Acres**  
 Lot Front (Ft): **166.00**  
 Location: **Rural**  
 Area Influences: **Lake/Pond, Major Highway, Schools, Shopping Nearby**  
 View: **Lake**  
 Topography: **Sloping**  
 Restrictions: **None**

Foundation: **ICF**Driveway Spaces: **6.0**Water Tmnt: **UV System, Water Softener**Acres Range: **0.50-1.99**Lot Depth (Ft): **144.00**

Lot Irregularities:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **6-15 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**

Garage Spaces: **2.5**Sewer: **Septic**

Acres Rent:  
 Lot Shape:  
 Land Lse Fee:

Retire Com:  
 Fronting On: **South**  
 Exposure:

### Interior

Interior Feat: **Auto Garage Door Remote(s), Ceiling Fans, Central Vacuum, Guest Accommodations, Water Heater Owned, Water Treatment, Workshop**

Basement: **Crawl Space** Basement Fin: **Unfinished**

Laundry Feat: **Main Level**

Cooling: **Central Air**

Heating: **Fireplace-Wood, Forced Air-Propane**

Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**

Under Contract: **Propane Tank** Contract Cost/Mo:

Inclusions: **Central Vac, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**

Add Inclusions: **Dock, furnishings, 2018 Monterey 204 FS boat/trailer and 2019 Yamaha EX Deluxe Waverunner are negotiable.**

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### Property Information

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Common Elem Fee: **No** Local Improvements Fee:

Legal Desc: **PT S1/2 LT 3 CON 11 LAXTON PT 6 57R2590; T/W R449968; PT SHORE RDAL LAXTON IN FRONT LT 3 CON 11 CLOSED BY R455868 PT 1 57R9364; CITY OF KAWARTHA LAKES**

Zoning: **LSR** Survey: **Boundary Only/ 1979**

Assess Val/Year: **\$853,000/2022** Hold Over Days: **90**

PIN: **631130453** Occupant Type: **Owner**

ROLL: **165142000118501**

Possession/Date: **Flexible/** Deposit: **\$100,000**

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### Brokerage Information

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List Date: **11/23/2022**

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

Source Board: Kawartha Lakes Real Estate Association

Prepared By: DAVID DONAIS, Broker of Record

Date Prepared: 11/23/2022

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#### Rooms

**MLS® #: 40352576**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 11" X 24' 10"	5.46 X 7.57	
Dining Room	Main	11' 5" X 13' 11"	3.48 X 4.24	
Kitchen	Main	13' 6" X 13' 4"	4.11 X 4.06	
Sunroom	Main	13' 9" X 14' 3"	4.19 X 4.34	
Bedroom Primary	Main	16' 9" X 13' 4"	5.11 X 4.06	
Primary Ensuite Bathroom	Main	7' 4" X 13' 5"	2.24 X 4.09	4-Piece, Ensuite
Bedroom	Main	11' 10" X 9' 4"	3.61 X 2.84	
Bathroom	Main	5' 5" X 9' 3"	1.65 X 2.82	3-Piece
Laundry	Main	5' 9" X 6' 10"	1.75 X 2.08	
Bedroom	Second	12' 2" X 9' 11"	3.71 X 3.02	
Bedroom	Second	9' 9" X 12' 1"	2.97 X 3.68	
Bathroom	Second	5' 3" X 8' 8"	1.60 X 2.64	4-Piece

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