

## 160 FISHOG Trail, Norland, Ontario K0M 2L0

Listing

Client Full  
**Active / Residential****160 FISHOG TI Norland**

MLS®#: 40342108

Price: \$649,900

**Kawartha Lakes/Kawartha Lakes/Laxton/Digby/Longford (Twp)****Bungalow/House**Water Body: **Head River**Type of Water: **River**

	Beds	Baths	Kitch
Main	2	1	

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **580**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **580/Owner**  
 DOM/CDOM: **1/1**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$727.00/2022**

**Remarks/Directions**

**Public Rmks:** Brand new 2 bedroom, 3 season eco cottage completely off-grid, free from expensive hydro bills, powered by propane and gas for pennies a day. The interior features LED pot lights, ceiling fan, cathedral ceilings with a cedar ridge beam and cedar trim around windows and doors. Also comes with a new full-size propane range, a full-size propane fridge/freezer, a new propane hot water tank, a new composting toilet in 3 pc bathroom, a new Morso wood stove (EPA approved and Wett certified) with eco fan, and a custom-made harvest table made from locally milled cedar. A large wrap-around deck with glass panel railing overlooks the water. New stairs lead to the dock with surrounding deep water ideal for diving, swimming, boating and fishing. The cottage faces south for all day sun and west for sunsets and the surrounding forest ensures seclusion and privacy. Gaze up at the incredible stars at night around the firepit and be one with nature. Also included is an older trailer/Bunkie that sleeps 2 and has its own party deck. The private driveway can accommodate at least 12 cars. Head Lake is a terrific lake for watersports and is only a 5 minute boat ride downstream. And a golf course is within a 10 minute drive. The property is an easy 90 minute drive from the GTA. This property can be purchased in conjunction with the 101-acre property directly across the water from the cottage (#40320273).

**Directions:** Highway 35 to Hilton's Point Road to Hilton's Point Road North to Fishog Trail.

**Common Elements**

Locker:

Balcony:

**Waterfront**

**Features:** Riverfront, Stairs to Waterfront  
**Dock Type:** Private Docking  
**Shoreline:** Deep, Natural  
**Shore Rd Allow:** None  
**Channel Name:**

**Boat House:**  
**Frontage:** 197.00  
**Exposure:** North  
**Island Y/N:** No

**Exterior**

**Exterior Feat:** Deck(s)  
**Construct. Material:** Vinyl Siding  
**Shingles Replaced:**  
**Year/Desc/Source:** //  
**Property Access:** Private Road, Seasonal Road  
**Other Structures:** Other  
**Garage & Parking:** Outside/Surface/Open  
**Parking Spaces:** 12  
**Services:** None  
**Water Source:** Lake/River  
**Lot Size Area/Units:** 1.548/Acres  
**Lot Front (Ft):** 197.00  
**Location:** Rural  
**Area Influences:** Lake Access, River/Stream  
**View:** River  
**Topography:** Sloping  
**Restrictions:** None

**Foundation:** Piers  
**Driveway Spaces:** 12.0

**Water Tmnt:** Sediment Filter  
**Acres Range:** 0.50-1.99  
**Lot Depth (Ft):** 320.00  
**Lot Irregularities:**

**Roof:** Asphalt Shingle  
**Prop Attached:** Detached  
**Apx Age:** New  
**Rd Acc Fee:**  
**Winterized:** Not Winterized

**Garage Spaces:**  
**Sewer:** Other  
**Acres Rent:**  
**Lot Shape:** Irregular  
**Land Lse Fee:**

**Retire Com:**  
**Fronting On:** North  
**Exposure:**

**Interior**

**Interior Feat:** Water Heater Owned  
**Basement:** None  
**Basement Fin:** Unfinished  
**Laundry Feat:** None  
**Cooling:** None  
**Heating:** Woodstove  
**Under Contract:** None  
**Inclusions:** Gas Stove, Hot Water Tank Owned, Refrigerator  
**Add Inclusions:** New composting toilet, new Morso wood stove with eco fan, harvest table, dock, 3 x 100 lb propane tanks, water cooler

Contract Cost/Mo:

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 14 CON 1 DIGBY PT 1, 57R2662, T/W R435025, CITY OF KAWARTHA LAKES	Survey:	Boundary Only/ 1979
Zoning:	A1	Hold Over Days:	90
Assess Val/Year:	\$70,000/2022	Occupant Type:	Owner
PIN:	631030156		
ROLL:	165142000167201		
Possession/Date:	Flexible/	Deposit:	\$30,000.00

Brokerage Information

List Date:	11/10/2022		
List Brokerage:	KAWARTHA WATERFRONT REALTY INC. - 170		
Source Board:	Kawartha Lakes Real Estate Association		
Prepared By:	DAVID DONAIS, Broker of Record	Date Prepared:	11/11/2022
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Rooms

MLS® #: 40342108				
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room/Dining Room	Main	20' 10" X 15' 7"	6.35 X 4.75	
Bedroom	Main	10' 0" X 7' 8"	3.05 X 2.34	
Bedroom	Main	10' 0" X 7' 8"	3.05 X 2.34	3-Piece
Bathroom	Main			3-Piece

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