

Listing Information

141 Sandy Point Road Sturgeon Lake

Price:	\$1,349,000
Legal Description:	PT LT 5-6 PL 157 VERULAM AS IN R308746 EXCEPT THE T/W EASEMENT THEREIN; KAWARTHA LAKES
PIN:	631250105
Lot Size:	1.559 acres
Water Frontage:	150 Feet
Lot Depth:	431 Feet
Survey:	Available
Waterfront Exposure:	South
Shoreline:	Owned; hard bottomed
Taxes:	\$7,574 (2018)
Assessed Value:	\$846,000 (2016)
Style:	Main Home – Bungalow Guest Cottage - Bungalow
Square footage:	Main Home – 1,523 sq. ft Guest Cottage – 1,364 sq. ft.
Bedrooms:	Main Home – Master bedroom on main floor; three bedrooms in basement Guest Cottage – three bedrooms

Services: Telephone, Garbage/Recycling pick-up, Hydro

Easements/ROW: Easement (Neighbour has right of way over section of driveway to access his property)

Other Structures: Detached double-car, heated/insulated garage, 34' wet slip boat house with lift, garden shed

Topography: Level, Landscaped, Partially Wooded

Access: Municipal Road

Driveway: Private, Gravel

Roofing: Steel Roof on all buildings

Exterior siding: Main Home – wood
Guest Cottage – metal
Garage - metal

Water: Drilled well

Sewage: Separate septic systems for Main Home and Guest Cottage

Basement: Full basement in Main Home

Heating: Main Home – Propane stove, propane fireplace, electric baseboard
Guest Cottage - Propane stove, electric baseboard

Rental items: Propane tank

Irrigation: Underground sprinkler system covers all lawn areas

Inclusions:

Main Home

- Refrigerator
- Stove
- Washer
- Dryer
- Microwave
- Window coverings
- Bedroom furniture in Main Home Basement Bedroom 1
- Office desk in Main Home Basement
- All ceiling light fixtures
- Ductless air conditioner in Main Home

Guest Cottage

- Refrigerator
- Stove
- Washer
- Dryer
- Kitchen dishes, utensils, glassware and cookware
- Kitchen table and chairs
- Metal counter stools
- Bathroom and kitchen towels
- All window coverings
- All light fixtures
- Queen wicker bed and night stands
- Twin beds
- Dresser and chest and drawers
- Table lamps
- Bed linens

Other

- Barbecue
- 40' dock

Recent Enhancements:

Main Home

- New eaves, fascia, soffits, pot lights
- New bathroom toilets and vanities
- New flooring on main level
- New pot lights in living room
- New ductless heating/air conditioner unit
- Re-painted all main floor rooms
- Re-painted kitchen cabinets
- New water pump

Boat House

- New boat house door with automated opener

Outside

- Replaced/refurbished concrete waterfront retaining wall
- New privacy fence along western property line
- Refurbished sprinkler system pump