

Listing Information

43 Shadow Lake Road 26

Silver Lake

Price:	\$495,000
Legal Description:	PT LT 48 CON FRONT RANGE SOMERVILLE AS IN R225391; KAWARTHA LAKES
PIN:	631191001
Lot Size:	0.820 acres
Water Frontage:	150 Feet
Lot Depth:	300 Feet
Waterfront Exposure:	West
Shoreline:	Owned; sandy, gravel, hard bottomed, shallow
Zoning:	Limited Service Residential
Taxes:	\$3,816 (2018)
Assessed Value:	\$409,000 (2016)
Style:	1 ½ Storey
Year Built:	1935 (with recent additions)
Square footage:	1,599 (including 189 sq. ft. on second floor)
Services:	Telephone, Garbage/Recycling pick-up, Hydro

Easements/ROW: None

Other Structures: Wood Shed, Garden Shed
Topography: Terraced, Wooded/Treed

Access: Municipal Road

Driveway: Private, Gravel

Roofing: Asphalt shingles; membrane

Water: Well

Sewage: Holding Tank (2,000 gallon); Grey Water System

Basement: None

Heating: Woodstove, Fireplace insert, Baseboard

Rental items: None

Rooms: Foyer – 13’0” x 11’4”; woodstove, vaulted ceiling; engineered hardwood flooring

Sunroom – 13’3” x 11’4”; engineered hardwood flooring

Kitchen – 20’0” x 7’0”; tile flooring; skylight

Bathroom – 4 pc; tile flooring

Living/Dining – 25’6” x 11’5”; engineered hardwood flooring; T&G walls and ceiling; french doors, fireplace insert

Master Bedroom – 21’6” x 11’6”; carpet

Sitting Room – 9’6” x 9’2”; carpet

Office – 11’6” x 7’0”; carpet

2nd level bedroom – 16’0” x 15’6”; hardwood floors

Inclusions:

- Refrigerator
- Stove
- Washer
- Dryer
- Freezer
- Ceiling fans
- Window coverings
- Large storage cabinet in foyer
- Window coverings
- Smoke alarm
- Carbon monoxide detector
- Other furnishings are negotiable