

Listing Information

141 Sandy Point Road

Sturgeon Lake

Price:	\$1,299,000
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
Zoning:	R1
Water Frontage:	150 Feet
Lot Depth:	431 Feet
Waterfront Exposure:	South
Shoreline:	Clean, hard bottomed
Taxes:	\$7,574 (2018)
Assessed Value:	\$846,000 (2016)
Style:	Main Home – Bungalow Guest Cottage - Bungalow
Square footage:	Main Home – 2,597 sq. ft finished (including 1,226 sq ft in basement) Guest Cottage – 1,234 sq. ft. finished

Bedrooms: Main Home – Master bedroom on main floor, three bedrooms in basement
Guest Cottage – two bedrooms

Bathrooms: Main Home – 3 pc Ensuite and 3 pc on main floor
Guest Cottage – 4 pc Ensuite and 3 pc on main floor

Services: Telephone, Garbage/Recycling pick-up, Hydro, High-speed internet (Cable Cable)

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, Circular, Gravel

Roofing: Steel Roof on all buildings

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

Water: Well

Sewage: Separate septic systems for Main Home and Guest Cottage

Basement: Full basement in Main Home

Foundation: Main Home – concrete block
Guest Cottage - stone

Heating: Main Home – Propane stoves, propane fireplace, electric baseboard

Guest Cottage - Propane fireplace, electric baseboard

HVAC: Wall mounted air conditioner in Main Home

Rental items: Propane tanks

Irrigation: Underground sprinkler system covers all lawn areas

Chattels Included: Per Schedule B (available upon request)

Fixtures Excluded: Camera security system