

## 1242 HOUSTON ROAD Road, Cardiff, Ontario K0M 1L0

Listing

Client Full  
**Active / Residential****1242 HOUSTON ROAD Rd Cardiff**

MLS®#: 40420969

Price: \$969,000

**Haliburton/Highlands East/Cardiff Ward**  
**Bungalow/House**Water Body: **Paudash Lake**Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	2	1	
Main	2	1	1

Beds (AG+BG): **4 (2 + 2)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,000**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **1,000/Other**  
 DOM/CDOM: **0/41**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$1,549.00/2022**

**Remarks/Directions**

Public Rmks: **Private and exclusive enclave on picturesque Paudash Lake. Newly updated bedrooms, hardwood floors, windows, bathrooms and Napoleon furnace along with brand new floating dock make this an extremely comfortable property. Easily accessed via a year-round Municipally maintained road and is located in a quiet cul-de-sac, with a level lot. North west facing views over 104 feet of waterfront, your days will be spent relaxing, wildlife watching, enjoying water sports, winter excitement, fishing and family time. Perfect, turn key with most furnishings updated cottage to serve as an ideal vacation property or full-time home. Houston Road is a wonderful community where very few properties are ever available. This property has the convenience of an amazing location within a few minutes of the Cardiff Country Store, Paudash Marina, North Bay Beach and Kawartha Dairy. Only 20mins away you can enjoy all the amenities of Apsley and Bancroft. It's also an ideal base to explore Haliburton and surrounding areas (Silent lake, Algonquin Park, Barry's Bay, etc.) Come and see this bright, spacious, updated, and private location on Paudash Lake known for peace and tranquility. Visit the Realtor's website for more information**

Directions: **From Apsley take Hwy 28 North. Turn left on McGillvray Road. Left on Houston Road. To #1242**

**Common Elements****Waterfront**

Features: **Waterfront-Deeded**  
 Dock Type: **Private Docking**  
 Shoreline: **Mixed**  
 Shore Rd Allow: **None**  
 Channel Name:

Boat House:  
 Frontage: **107.00**  
 Exposure: **North, West**  
 Island Y/N: **No**

**Exterior**

Construct. Material: **Vinyl Siding**  
 Shingles Replaced: Foundation: **Concrete Block**  
 Year/Desc/Source: **2007/Completed / New/Other**  
 Property Access: **Municipal Road**  
 Other Structures:  
 Garage & Parking: **Attached Garage//Private Drive Single Wide//Gravel Driveway**  
 Parking Spaces: Driveway Spaces: **6.0**  
 Services: **High Speed Internet**  
 Water Source: **Well** Water Tmnt:  
 Lot Size Area/Units: / Acres Range: **0.50-1.99**  
 Lot Front (Ft): **107.00** Lot Depth (Ft): **0.00**  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Campground, Cul de Sac/Dead End, Golf, Greenbelt/Conservation, Hospital, Lake Access**  
 View: **Lake, Water**  
 Topography: **Flat, Level**  
 Restrictions:

Roof: **Asphalt Shingle**  
 Prop Attached: **Detached**  
 Apx Age: **16-30 Years**  
 Rd Acc Fee:  
 Winterized: **Fully Winterized**  
 Garage Spaces: **2.0**  
 Sewer: **Septic**  
 Acres Rent:  
 Lot Shape: **Irregular**  
 Land Lse Fee:  
 Retire Com:  
 Fronting On: **North**  
 Exposure: **North, West**

**Interior**

Interior Feat: **Ceiling Fans, Propane Tank, Sewage Pump, Sump Pump, Water Heater Owned**  
 Basement: **Full Basement** Basement Fin: **Fully Finished**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Forced Air-Propane**  
 Inclusions: **Dishwasher, Dryer, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **See attached documents**  
 Exclusions: **See attached documents**  
 Furnace Age: **3** Tank Age: **17** UFFI:

**Property Information**Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **BLK A PL 480; LT 7 PL 480; HIGHLANDS EAST**  
 Zoning: **SR1**  
 Assess Val/Year: **\$351,000/2022**  
 PIN: **392780159**  
 ROLL: **460110200021700**  
 Possession/Date: **Flexible/**  
 Possession Rmks: **Flexible / Immediate**

Survey: **Available/**  
 Hold Over Days:  
 Occupant Type: **Owner**  
 Deposit: **5%+HST**

### Brokerage Information

List Date: **05/17/2023**  
 List Brokerage: **[KAWARTHA WATERFRONT REALTY INC. - 170](#)**

Source Board: Kawartha Lakes Real Estate Association  
 Prepared By: KIM ELRICK, Salesperson  
 Date Prepared: 05/17/2023

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#### Rooms

#### MLS® #: 40420969

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Kitchen/Living Room	Main	22' 0" X 20' 0"	6.71 X 6.10	
<b>Desc: Open Concept Kitchen, dining, and living room</b>				
Bedroom Primary	Main	13' 0" X 13' 0"	3.96 X 3.96	
Bedroom	Main	12' 0" X 11' 0"	3.66 X 3.35	
Bathroom	Main			<b>4-Piece</b>
Bedroom	Basement	11' 0" X 10' 0"	3.35 X 3.05	
Bedroom	Basement	11' 0" X 11' 0"	3.35 X 3.35	
Bathroom	Basement			<b>4-Piece</b>
Laundry	Basement	7' 0" X 6' 0"	2.13 X 1.83	
Family Room	Basement	23' 0" X 15' 0"	7.01 X 4.57	

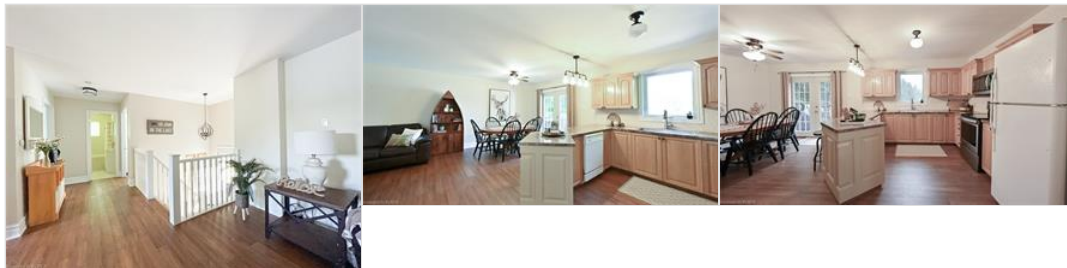
#### Photos

#### MLS® #: 40420969



Lake Side

Drive up Side





Primary Bedroom



Bedroom #2



Bedroom #3



Main Level Bath



Basement Bath



Basement Family room



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