

106 Lightning Point Road, Coboconk

BALSAM LAKE



An exquisite and unique property on an almost 10 acre lot just steps from Balsam Lake. The 5 bdrm/3 bath home has over 3,000 sq. ft. of living space and has been comprehensively renovated and updated. One must review the accompanying documentation on our website to appreciate the scale and quality of the enhancements. Of particular note is the exceptionally spacious kitchen with its

abundance of granite countertop space and oak cabinets, and view of the lush greenery outdoors. The dining area is also expansive and lovely. Other recent enhancements include new windows, exterior siding, and deck. Hardwood flooring throughout makes for easy maintenance and upgraded insulation (R50 in the attic) ensures comfort and efficiency. The setting will appeal to those who crave privacy and serenity in a woodland setting. Easy access via a paved municipal road and short drives to services in Coboconk and marinas in Rosedale. The property is being sold turn-key, with high quality furnishings included.

PRICE	\$699,000
LEGAL DESCRIPTION	LT 2 PL 529; CITY OF KAWARTHA LAKES
PIN	631180163
LOT SIZE	9.777 Acres
ZONING	RR1-4
LOT FRONTAGE	660.40
LOT DEPTH	1,049.0
TAXES	\$3,736 (2019)
ASSESSED VALUE	\$401,000 (2016)
STYLE	2 Storey
SQUARE FOOTAGE	Sq Ft Above Grade 3,059 Sq Ft Finished 3,059

LISTING INFORMATION: 106 Lightning Point Road, Balsam Lake

BEDROOMS	5 Bedrooms
BATHROOMS	3 PC, 4 PC AND 5 PC Bath
SERVICES	At Lot Line-Hydro, Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, Telephone
EASEMENTS/ROW	None
OTHER STRUCTURES	Double Garage
TOPOGRAPHY	Wooded, Treed
ACCESS	Municipal Road, Year Round
DRIVEWAY	Private Single Wide, Gravel
ROOFING	Asphalt
EXTERIOR SIDING	Aluminum Siding, Stone
WATER	Drilled Well
SEWAGE	Septic
BASEMENT	Crawl Space
FOUNDATION	Concrete Block
HEATING	Baseboard
RENTAL ITEMS	None
CHATELS INCLUDED	See Inclusions Document