

# 7302 Highway 35, Coboconk

*WATERFRONT ON SHADOW LAKE*



Rare Offering: Three and a half acre, waterfront parcel on popular Shadow Lake. Located in an area of million-dollar homes & cottages, there's plenty of room on this estate-like property to build a home or cottage of your choice. No worries of over improvement here, especially given that the average size of most other waterfront lots is less than an

acre and less than 100 feet of waterfront. Features include a gentle slope to sand beach, 184' of wade-in shoreline and fabulous lake views. The lake is ideal for all watersports and will appeal to all age groups. Lots of outdoor recreational space for games & ball activity including a potential regulation-size tennis court. This unique package includes a fully furnished, 400 sq.ft. Guest Cottage a 2nd Bunkie that sleeps four and a large garage for tools, tinkering & boat storage. Access to this waterfront gem is via a year-round road. Less than two hours from Toronto and the GTA.

PRICE	\$649,000
LEGAL DESCRIPTION	PT S1/2 LT 3 CON 11 LAXTON AS IN R423603 EXCEPT PT 1 57R5277 AND PT SHORE RDAL LAXTON IN FRONT OF LT 3 CON 11 CLOSED BY R473223, PT 1 57R10535, CITY OF KAWARTHA LAKES
PIN	631130449
LOT SIZE	3.28 Acres
ZONING	RR1
WATER FRONTAGE	184 Ft (as per Geowarehouse)
LOT DEPTH	
WATERFRONT EXPOSURE	South East
SHORELINE	Clean, Mixed, Natural, Sandy
TAXES	\$3,458 (2019)
ASSESSED VALUE	\$360,000 (2016)

## LISTING INFORMATION: 7302 Highway 35 on Shadow Lake

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STYLE	Bungalow Raised
SQUARE FOOTAGE	400 Sq Ft
BEDROOMS	1 Bedroom
BATHROOMS	2 PC
SERVICES	At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup
OTHER STRUCTURES	Bunkhouse
TOPOGRAPHY	Level, Sloping, Wooded/Treed
ACCESS	Private Road
DRIVEWAY	Surface Open Gravel
ROOFING	Shingles
EXTERIOR SIDING	Wood
WATER	Lake Water
SEWAGE	Other
BASEMENT	None
FOUNDATION	Piers
HEATING	Baseboard
HVAC	None
RENTAL ITEMS	None
IRRIGATION	None
CHATELS INCLUDED	Microwave, Refrigerator