

THE LAKEHOUSE AT TAMARACK LAKE.

1170 ENGLISH CIRCLE

Modern Living, Wrapped in Cottage Warmth.



Cozy cottage charm meets modern comfort

- 2 Bedrooms
- 2 Bathrooms
- A private spring-fed pond
- A refined cottage or full-time home, finished with care
- Waterfront views that feel like a well-kept secret





Deeded Waterfront

“

Life on Tamarack Lake offers serene mornings with mist and loon calls, filled with paddling, laughter, and tranquility. The shimmering water is home to fish beneath lilies, and hammocks hold stories. Sunsets ignite the sky, leading to peaceful nights under the stars.



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This is not your typical rustic cabin.
Its where rustic features meets
urban sophisticaion

Rooted in Rustic Charm, Refreshed for Modern Living

- **Drink Ready Water:** Well water with full filtration and UV light
- **Backup Power Ready:** Hardwired portable generator installed by a licensed electrician
- **Warmth with Character:** Classic J.A. Roby cookstove adds charm and serves as a reliable heat backup
- **Updated Roof:** New shingles installed in 2019
- **Laundry Convenience:** Washer & dryer added to mudroom in 2023
- **Relaxation-Ready:** Hot tub professionally installed
- **Bright & Breezy** Sunroom windows updated to bring in natural light
- **Screened Comfort** Front porch screened in for bug-free lounging
- **Workshop Potential:** Upgrades underway in the work shed (permit not pulled; project not yet complete)



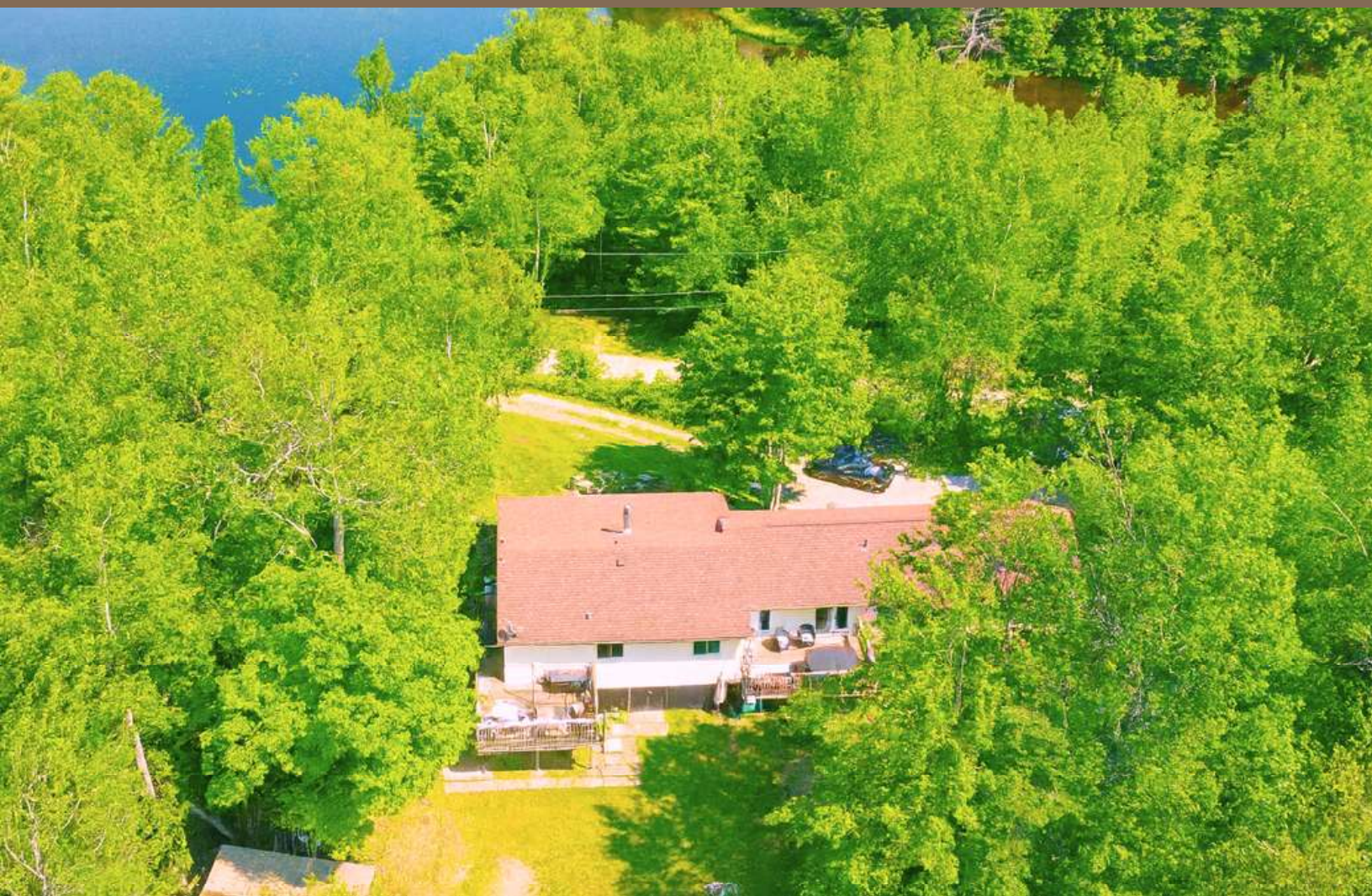


A well-planned kitchen at the heart of the home, anchored by a classic J.A. Roby cookstove. The perfect companion to the efficient propane furnace.





Lake views out front, nature's stillness out back. The best of both waterscapes.





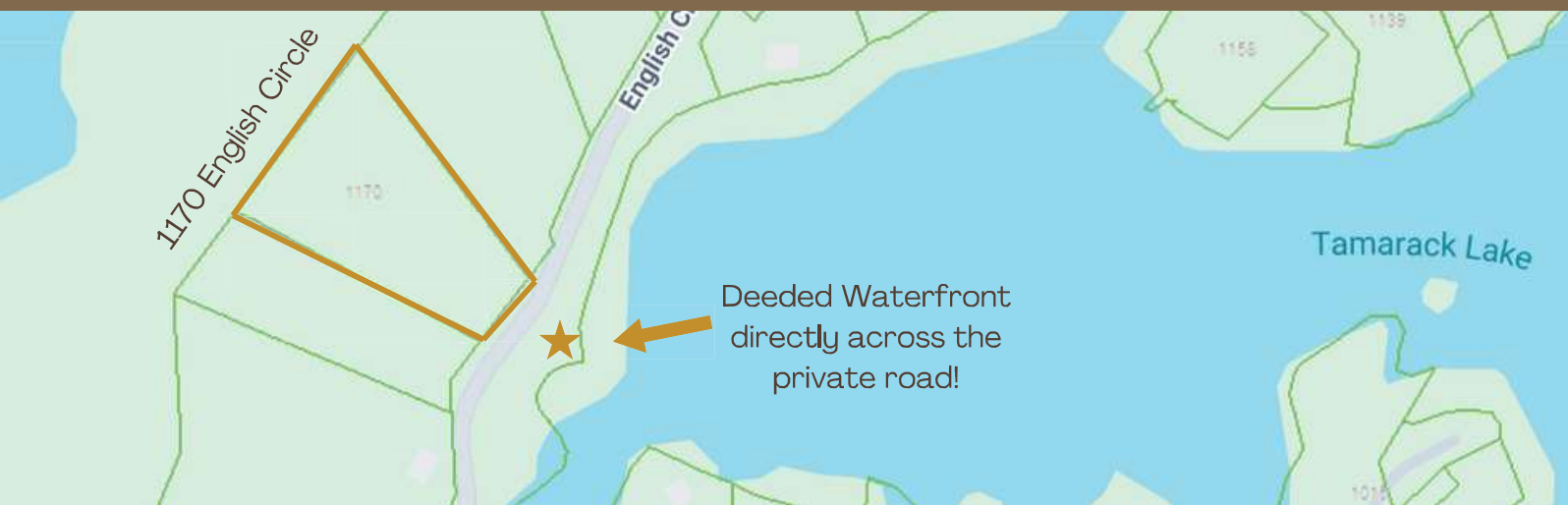
Many cottagers prefer non-motorized options like tin or pontoon boats with electric motors, fostering a tranquil environment around the lake.





Uninterrupted lake views and deeded access to your private dock

- Spectacular lake views from the cottage
- Stroll across the quiet road to your private waterfront space complete with a dock
- Water access property is owned by Dave and Marlene Buttery, who live on the other side of Tamarack Lake



Inclusions

Living Room

- Couch and Chairs
- TV Stand
- Canoe Shelf
- Wall Clock

Dining Room and Kitchen

- Dining room table, chairs, and cabinet
- Kitchen Stools
- Wine Fridge

Bedrooms

- Beds
- Dressers
- Side tables

Outdoor Furniture

- Hot tub
- Screened in porch wicker furniture
- Sunroom all furniture
- Sunroom electric fireplace
- Various wood muskoka chairs

Garage / Waterfront

- Small tin boat
- Riding lawn mower in basement (as is)

Exclusions

Living Room

- Desk
- Electric fireplace
- Small coffee table
- Blanket box/chest

Miscellaneous

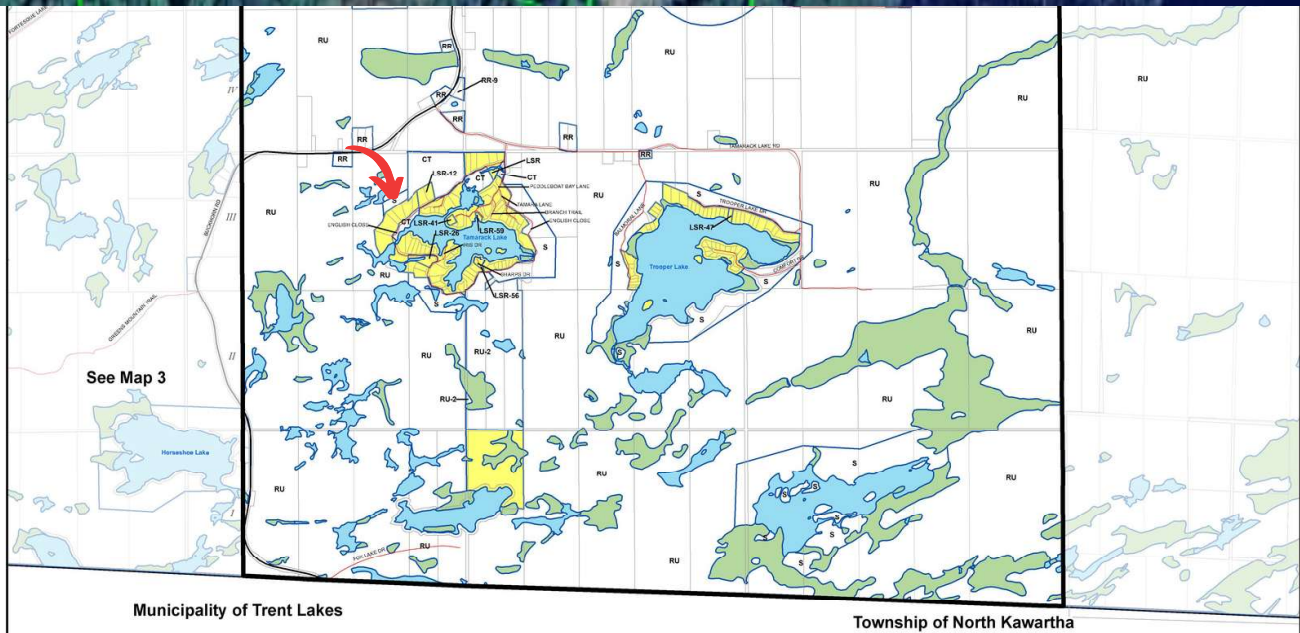
- Black pantry in kitchen
- Treadmill

More Nature, Less Overhead

- Private road maintenance: \$275 per year (summer and winter ploughing) There is no formal association. Driveway extra.
- Wood 2-3 Bush Cords per year
- Propane is with Budget and based on usage
- Hydro approximately \$200/mth
- House Insurance with All State \$136/month
- 2024 house taxes \$1555.48
- Bell HiSpeed \$115/month. Seller has lived and worked full time at the property (plan is Internet 15)
- Bell Satellite TV

Other Documents Available Just Ask!

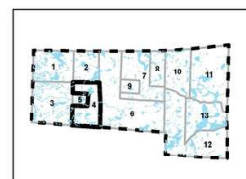
- Septic Use Permit
- Well Record
- Deeded Access Map and Land Registration
- Survey/Reference Plan
- Water potability test



Map 4

R1 General Residential	GC2 General Commercial Two	HZ Hazard
R2 Hamlet Residential	CT Tourist Commercial	OSC Open Space Conservation
SR1 Shoreline Residential One	CH Highway Commercial	OSR Open Space Recreation
SR2 Shoreline Residential Two	M1 Light Industrial	OS Open Space
LSR Limited Service Residential	M2 Heavy Industrial	I Institutional
S Shoreline	MD Disposal Industrial	RU Rural
RR Rural Residential	MX Extractive Industrial	L Lake
GC1 General Commercial One	EP Environmental Protection	

**Schedule A to Zoning By-law 2005-29
for the Municipality of Highlands East**



June 1, 2018