

FOR SALE
19 QUEEN ST, BOLSOVER



HOME OR COTTAGE

MLS#40385561

- Majestic Waterfront Views
- 2+2 Bedrooms
- 2 Full Baths + Laundry
- Fully Finished Basement
- \$120,000 in Upgrades

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WHAT MAKES IT GREAT?

\$120,000 in Updates

Updated inside and out!

Majestic Waterfront Views

Peaceful tributary just off the Trent-Severn Waterway. Providing for days and days of boating enjoyment

Flat gradual lawn leading to water's edge

High speed Bell internet

Fully Finished Basement

With 2 additional bedrooms, family room and three piece bath with laundry

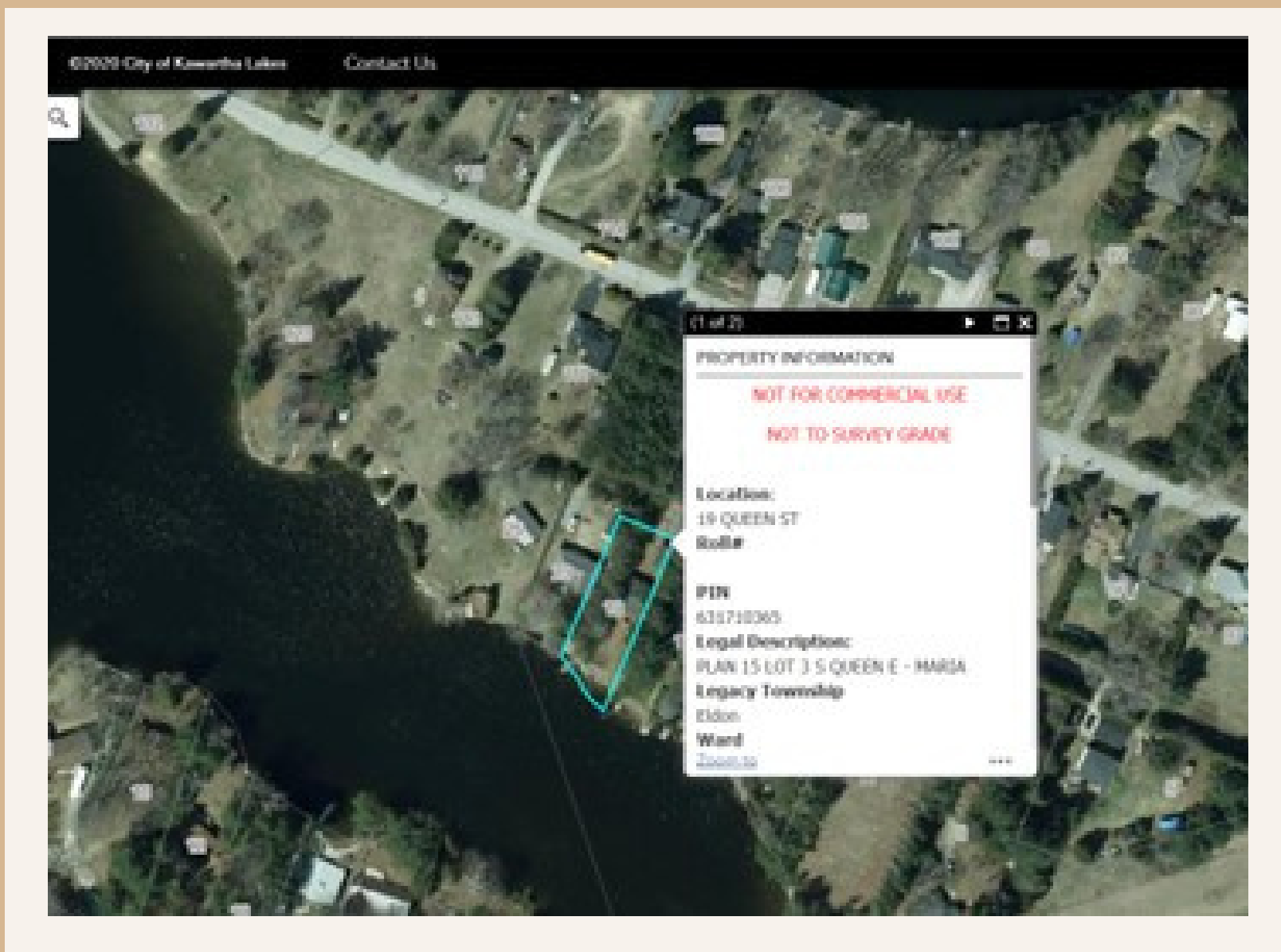
Walking distance to golf course, LCBO, Groceries

Great neighbours!



19 QUEEN ST, BOLSOVER

- 71 Ft of Waterfront
- No shore road allowance on this stretch of Talbot (owned to water)
- 0.26 Acres
- Zoning: LSR



\$120,000 IN UPGRADES

Full Basement Renovation (2023)

- Bathroom: Shower, Toilet, Vanity, Laundry
- Basement professionally insulated
- Electrical added with permit
- Plumbing upgraded to PEX
- Luxury vinyl flooring

Kitchen & Main Floor Bath (2023)

- Backsplash and countertop updated
- Dishwasher and range hood added
- Appliances: Stove and Fridge (2021)
- New toilet, vanity, shower tiles, vinyl flooring in bathroom

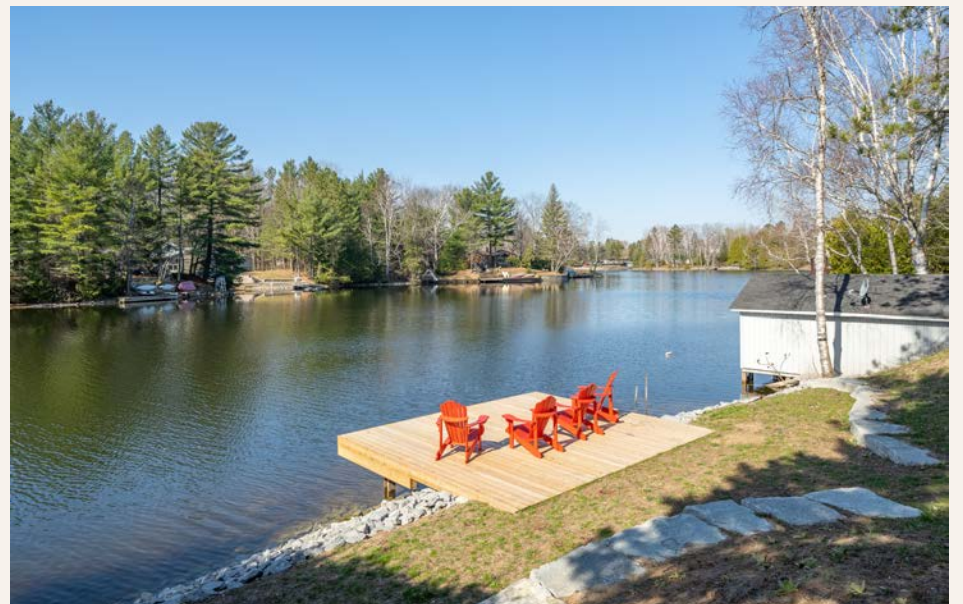
Waterfront (2022)

- Shoreline stabilized with gabian stone with permit
- 18'x16' deck added with permit
- Armour stone added to shape waterfront

BEFORE



AFTER



\$120,000 IN UPGRADES

Septic (2021)

- New septic tank installed rated for 3 beds, 2 baths

Electrical (2022)

- Fuse panel updated to 100amp panel with permit
- Upstairs electrical inspected by licensed electrician

Plumbing (2021 / 2022)

- Triplex filter and UV system installed
- Outdoor tap replaced with hot and cold frost free tap (perfect for outdoor showers)
- New cushion tank
- New 40 Gallon hot water tank

Insulation (2023)

- Vermiculite insulation professionally removed and attic reinsulated with R60

Heating and Cooling (2021)

- Oil tank professionally replaced with new forced air propane furnace and central air conditioning system

Other 2021 - 2023 Renovations

- Upstairs professionally painted and basemed primed
- Mainfloor walls opened up for open concept space
- All new light fixtures / ceiling fans



Septic – Septic tank was newly installed in 2021 with permit.

Water Source - The water is from a well, Bacteriological report is available.

Heating – New Frigidaire propane furnace installed in 2021. New Frigidaire Central Air installed in 2021.

INNER WORKINGS

TYPICAL YEARLY COSTS

- Taxes = \$3,354.19 (2022)
- Hydro = \$100/Month on average
- Propane Supplier is Superior.
- Internet is Bell about \$83/Month
- Driveway Plowing: the neighbours plow it

ESTIMATED RENTAL RATES

	Gross Air BNB (Summer Months)	Off Summer Rental - Winter Lease
Estimated Rental Income (Post - reno)	*Estimate \$3,500 - \$4,000 / week	*Estimate \$2,400 - \$2,700 / month

*Prior to basement renovations, home was 2 bed, 1 bath. 2 beds, 1 bath was rented on Air Bnb at \$2,500/week gross and winter lease at \$2,100/ month.

ABOUT THE TALBOT RIVER

The Talbot River is a river in the Great Lakes Basin in Central Ontario, Canada which flows from Talbot Lake to Lake Simcoe and forms the border between Ramara township to the north and the Brock township to the south from the river mouth to the edge of their border with the city of Kawartha Lakes at the east.

