

Cross Property Client Full

26 SHADOW LAKE ROAD 12

Coboconk, ON K0M 1K0

Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)

Residential/Single Family/For Sale

Active

Price: \$999,900.00



MLS® #: **139963**
 List Date: **10-Jul-2018**
 Bedrooms (AG/BG): **7 (7/0)**
 Bathrooms (F/H): **1 (1/0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **East**
 Lot Front: **429.99**
 Road Access Fee:
 Cross Streets: **Base Line Road**
 Access: **Private Road, R.O.W. (Deeded), Seasonal Access**
 Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **10/Outside/Surface/Open/Gravel**
 Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **Lake/Shadow Lake**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **429**
 WF Buildings: **Boathouse-Single Slip**
 WF Features: **Beach, Dock, Waterfront-Deeded**
 Shore Line: **Clean, Natural , Sandy**
 Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **12**
 Recreational: **Yes**
 Year Built/Desc: **1923/Completed / New**
 Lot Depth:
 Lot Size/Acres: **0.5-0.99 Acres/0.83**

Public Remarks: **This one-of-a-kind heritage property on Shadow Lake fully supports the saying that 'The oldest properties usually claim the best waterfront' . Approximately 430 feet of shoreline highlights the perimeter. Ownership over the years of this treasured offering boasts several generations of family. Large living room with fireplace, 7 bedrooms and a spacious wrap-around verandah are some of the many details of the cottage, located in a commanding position on the point of a peninsula. Panoramic lake views from waterside decks are spectacular.**

Directions: **Base Line Road north from Coboconk to Shadow Lake Road 12 on left. Bear left to cottage at end of road,**

Interior Features

Interior Features: **Cathedral Ceiling, Skylight**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Baseboard, Fireplace-Wood/**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Lease To Own Equip: **None**
 Fireplace: **Wood**
 Foundation: **Concrete Block, Perimeter Wall, Piers**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Vinyl Siding, Wood**
 Restrictions: **Easement, Right-of-Way**
 Services: **Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Topography: **Level, Partially Cleared, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/Lake/River**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Patio(s), Porch-Enclosed**
 Other Structures: **Other (see Remarks)**
 Site Influences: **Beach, Water View**
 Exposure: **North East**
 Lot Irregularities:
 Pool: **None**
 FH Common Fee: **No**
 Alternative Power:
 Yr Roof Replaced: **2015**
 Sewage: **Holding Tank**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Satellite Dish, Smoke Detector See Schedule B on file for a full list of inclusions**

Exclusions: **None**

Tax Information

Roll#: **165131005051300**
 Pin#: **631200135**
 Assessment \$/Year: **\$515,000/2018**
 Legal Description: **PT LT 57-58 CON FRONT RANGE SOMERVILLE AS IN R287855, S/T \$ T/W R287855 CITY OF KAWARTHA LAKES**
 Local Improve Fee/Comments **No/**
 Zoning: **Rural General**
 Survey/Year: **Yes 2004**
 Taxes/Year: **\$4,973/2017**
 Survey Type: **Available**

Rooms

Room	Level	Dimensions	Features
Bedroom	M	12'x10'	Wainscoting
Bedroom	M	12'x10'	Wainscoting
Bathroom	M	10'x7'6"	3-Piece
Bedroom	M	10'x9'	
Bedroom	M	10'x10'5"	
Bedroom	M	10'x9'	
Bedroom	M	10'x9'	
Living Room/Dining Room	M	29'x15'	Fireplace
Kitchen	M	19'x14'	
Porch	M	10'x45'	
Porch	M	10'x15'	
Bedroom	M	10'x9'	

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Client Full Report

Date Printed: 07/11/2018

Prepared By: **GAIL MCCORMACK, Broker**

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