

Cross Property Client Full

106 SHADOW LAKE RD 57

Coboconk, ON KOM 1K0

Kawartha Lakes/Kawartha Lakes (City)/Bexley (Twp)

Residential/Single Family/For Sale

Active

Price: \$399,900.00



MLS@#: **KL631140217**
List Date: **29-Jan-2018**
Bedrooms (AG/BG): **0 (0/0)**
Bathrooms (F/H): **0 (0/0)**
Sq Ft Finished
New Construction:
Title/Ownership: **Freehold**
Lot Front: **810.00**
Road Access Fee:
Access: **Private Road, Seasonal Access**
Driveway Spaces/Type: **/Visitor Parking/Gravel**
Waterfront: **Yes**
WF Type/Name: **River/GULL RIVER**
Shore Rd Allowance: **Owned**
WF Features: **Water Access**
Rooms: **0**
Sq Ft. Unfinished
Recreational: **Yes**
Lot Depth: **540.00**
Lot Size/Acres: **/9.80**
WF Exposure: **East**
WF Frontage Ft: **810**

COME & RELAX ON THE RIVER!

Public Remarks: **Come and unwind at your very own private acreage with 810 feet of crystal clear Gull River waterfront. Perfect setting for your dream retreat. Enjoy the rustic cabin with hydro & outhouse. Endless potential for the future of this 9.8 acres (as per MPAC). 1.5 hours from GTA, minutes to Coboconk. Property being sold in 'AS IS' condition. Entrance is north off Hwy 48 on Hwy 35. Private drive is south side of carwash follow road past water treatment plant to end of road.**

Interior Features

Interior Features: **Wood Stove**
Floorings: **Linoleum/Vinyl, Wood**
Heat Primary/Sec: **Woodstove/**
HVAC:
Under Contract/Rental Items: **None**

Foundation: **Block**

Plumbing Age:

Exterior Features

Lot Shape:
Exterior Finish: **Wood**
Services: **At Lot Line-Hydro, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**
Topography: **Wooded/Treed**
Roofing: **Asphalt**
Water/Supply Type: **/**
Site Influences: **Cul de Sac/Dead End, Lake Access, River/Stream, Water View**
Schools: **COBOCONK /Secondary-FFSS**
Lot Irregularities: **810 X 540 IRREG**
Alternative Power:
Yr Roof Replaced:
Sewage: **None**
FH Common Fee:

Inclusions/Exclusions

Inclusions: **Refrigerator, Light Fixtures Out House.**

Exclusions: **Dresser in Bedroom, Kitchen Table, Boats, Tractor, Tent Storage.**

Tax Information

Roll#: **165134001019000**
Pin#: **631140217**
Legal Description: **PT LT 20 GULL RIVER RANGE, BEXLEY;PT LT 21 GULL RIVER RANGE BEXLEY AS IN VT61663, CITY OF KAWARTHA LAKES**
Local Improve Fee/Comments /
Zoning: **RG**
Taxes/Year: **\$1,383/2016**

FENELON FALLS REAL ESTATE LTD. - 69

Client Full Report

Date Printed: 07/20/2018

Prepared By: JOCELYNE BARKWELL, Sales Representative

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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82 RIVERBANK ROAD**Fenelon Falls, ON KOM 1N0****Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)****Residential/Single Family/For Sale****Active****Price: \$374,900.00**

MLS@#: **137509**
 List Date: **26-Jun-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade: **950** Sqft Below Grade:
 Sq Ft Finished: **950** Sq Ft. Unfinished

Sq Ft Source: **Other**

New Construction: **No** # Rooms: **7**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **1965/Unknown**
 Lot Front: **125.00** Lot Depth: **209.00**
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**

Cross Streets: **NORTHLINE/SOM.CON.3**
 Access: **Year Round**

Driveway Spaces/Type: **8/Private Double Wide/Gravel**
 Waterfront: **Yes** WF Exposure: **East**
 WF Type/Name: **River/BURNT**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **125**
 WF Buildings: **Bunk House**
 WF Features: **Dock, River Front, Trent System**
 Shore Line: **Clean, Deep, Sandy**

Public Remarks: **BEAUTIFULLY RENOVATED AND DECORATED. A MUST SEE! THIS 4 SEASON, 3 BEDROOM COTTAGE/HOME FEATURES AN OPEN CONCEPT AND COMFORTABLE INTERIOR, VAULTED CEILINGS, NEW LARGE WINDOWS, STONE FIREPLACE, MODERN KITCHEN WITH NEW APPLIANCES AND A SPACIOUS BATHROOM WITH GRANITE COUNTER TOPS. LOCATED ON A FLAT, TREED AND LARGE LOT WITH 125 FEET OF WATERFRONT ON THE BEAUTIFUL BURNT RIVER. ENJOY SWIMMING IN THE DEEP, CLEAN AND SANDY BOTTOM WATER OFF A NEW 8 X 16 FT. DOCK OR TAKE A SCENIC BOAT RIDE THROUGH THE TRENT SEVERN WATERWAY TO CAMERON LAKE, OR STOP OFF IN FENELON FALLS TO SHOP, EAT AND RELAX. LARGE METAL SHED FOR ALL YOUR TOYS AND LARGE BUNKIE CAN SLEEP 6 COMFORTABLY. TURN KEY READY, MOVE IN AND ENJOY.**

Directions: **FROM FENELON FALLS, TAKE NORTHLINE RD. NORTH TO SOMERVILLE CONC.3, MAKE A LEFT AT RIVERANK ROAD**

Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector, Washer/Dryer Hookup, Water Heater Owned, Winterized**
 Basement: **Crawl Space/None/** Fireplace: **Propane**
 Heat Primary/Sec: **Propane/**
 HVAC: **None** Foundation: **Concrete Block, Poured Concrete**
 Under Contract \$:
 UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **None** Plumbing Age: **2018**
 Accessibility: Wiring Age: **2018**

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular** Exposure: Pool: **None** FH Common Fee:
 Exterior Finish: **Vinyl Siding** Lot Irregularities:
 Restrictions: **Flood Plain**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup, Telephone**
 Topography: **Flat, Wooded/Treed** Alternative Power:
 Roofing: **Metal** Yr Roof Replaced: **2018**
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
 Exterior Features: **Deck(s), Year-Round Living**
 Other Structures: **Bunkhouse, Shed**
 Site Influences: **Backs onto Greenspace, Lake Access, River/Stream, Trails**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove, Smoke Detector**

Exclusions: **Personal Belongings and Curtains in Living Room, Living Room Furniture**

Tax Information

Roll#: **165131006018400** Local Improve Fee/Comments /
 Pin#: **631190373** Zoning: **LSF(F)** Taxes/Year: **\$1,638/2018**
 Assessment \$/Year: **\$163,500/2018** Survey/Year: **Yes 1963** Survey Type: **Available**
 Legal Description: **LT 28 PL 417 CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Kitchen	M	12'8"x8'	
Living Room	M	20'x8'	Open Concept, Vaulted Ceiling
Laundry Room	M	6'x3'	Laminate
Bathroom	M	7'6"x7'6"	3-Piece
Master Bedroom	M	11'x8'	
Bedroom	M	9'x7'6"	Laminate
Bedroom	M	9'x7'6"	Laminate

PROPERTY MATCH REALTY LTD.

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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20 ALBERT STREET**Coboconk, ON K0M 1K0****Kawartha Lakes/Kawartha Lakes (City)/Bexley (Twp)****Residential/Single Family/For Sale****Price: \$369,500.00****Active**

MLS@#: **124200**
 List Date: **04-May-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **0 (0/0)**

Type: **Detached**
 Style: **1.5 Storey**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No** Sqft Below Grade:
 Sq Ft. Unfinished

Title/Ownership: **Freehold** # Rooms: **11**
 Fronting On: **South** Recreational: **Yes**
 Lot Front: **65.95** Year Built/Desc: **1897/Unknown**
 Lot Depth: **155.71**
 Road Access Fee:
 Lot Size/Acres: **Under .5 Acre/**

Cross Streets: **HWY 35 N & ALBERT ST**
 Access: **Municipal road, Paved Road, Private Docking**

Garage Spaces/Type: **2.0/Detached**
 Driveway Spaces/Type: **1/Private Single Wide/Gravel**

Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Other/Gull River/ Shadow Lake**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **65**
 WF Features: **Dock**
 Shore Line: **Natural**

Next OH: **Public: Sat Jul 21, 11:00AM-1:00PM**

Public Remarks: **Beautiful waterfront home with all the conveniences of town. This spacious updated bright waterfront home is steps to all amenities. A welcoming family room overlooks the waterfront and features a w/o to a large deck. Kitchen is updated and features b/I appliances, island and sky light. Formal dining room over looking the water with a woodstove for those chilly evenings. 1-4pc + 1-3pc bath have both been recently renovated. Main floor laundry. Bright sunroom with skylight is a great place to visit or just settle down with a good book. 3 generous bdrms on the upper level. The m/f living room can easily convert to main floor master with 3pc ensuite. Front and side perennial gardens. Tandem garage with metal roof. This lovely home is perfect for a fulltime residence or a weekend retreat.**

Directions: **HWY 35 N & ALBERT ST****Interior Features**

Interior Features: **Built-In Appliances, Main Floor Laundry, Oven Built-in, Skylight**
 Basement: **Crawl Space/None/** Fireplace:
 Heat Primary/Sec: **Forced Air-Propane/Airtight Stove**
 HVAC: **Air Exchanger** Foundation: **Stone**
 Under Contract \$: UFFI: **No** Furnace Age: **2**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:
 Accessibility: Wiring Age: **2**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**
 Topography: **Clear View, Flat, Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Municipal Sewers**
 Water Treatment: **UV System**
 Exterior Features: **Deck(s), Porch-Enclosed, Year-Round Living**
 Site Influences: **Downtown, Park, Place of Worship, Playground Nearby, Schools**

Inclusions/Exclusions

Inclusions: **Dishwasher, Refrigerator, Stove, Carbon Monoxide Detector, Garage Door Opener, Hot Water Tank Owned UV system, ceiling cast iron pot holder with lights, genaire grill**

Exclusions: **3 Kitchen bar stools (neg), Riding tractor or trailer (neg), High efficiency washer & dryer (neg).**

Tax Information

Roll#: **165134001105500** Local Improve Fee/Comments /
 Pin#: **631170495** Zoning: **HR** Taxes/Year: **\$2,995/2018**
 Assessment \$/Year: **\$204,500/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 5 W/S ALBERT ST, 6 W/S ALBERT ST. PL 46, BEXLEY AS IN R366279, KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	18'9"x9'4"	
Dining Room	M	15'x10'	
Kitchen	M	13'4"x14'9"	
Family Room	M	14'9"x12'6"	
Master Bedroom	2	9'6"x12'7"	
Bedroom	2	9'4"x9'2"	
Bedroom	2	12'6"x8'4"	
Other	2	10'x8'6"	
Other	M	13'8"x6'9"	
Other	M	15'6"x9'2"	
Utility	M	12'2"x6'6"	

ROYAL LEPAGE KAWARTHA LAKES REALTY INC. - 79

Client Full Report

Date Printed: 07/20/2018

Prepared By: JOCELYNE BARKWELL, Sales Representative

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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13 THIRD STREET
Dunsford, ON K0M 1L0
Kawartha Lakes/Kawartha Lakes (City)/Verulam (Twp)

Residential/Single Family/For Sale
Active

Price: \$367,900.00



MLS@#: **127585**
 List Date: **18-May-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No** Sqft Below Grade:
 Sq Ft. Unfinished

Title/Ownership: **Freehold** # Rooms: **7**
 Fronting On: **West** Recreational: **Yes**
 Lot Front: **66.01** Year Built/Desc: **/Unknown**
 Road Access Fee: Lot Depth: **99.00**
 Access: **Municipal road, Year Round** Lot Size/Acres: **Under .5 Acre/**

Driveway Spaces/Type: **4/Private Double Wide/Asphalt**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **Lake/STURGEON**

WF Features: **Dock, Trent System, Water Access, Waterfront-not Deeded**
 Shore Line: **Clean, Deep**

Public Remarks: **Explicit four season bungalow with water access to Sturgeon Lake! 3 bedrooms and 1 5pc bathroom with double sinks. Gorgeous kitchen with centre island and granite countertops with open concept to living and dining room. Large living room with cathedral ceilings, propane fireplace and walkout to your very own backyard oasis. Good size bedrooms, with the master also having a walk-out to the backyard. Stroll down to Sturgeon Lake where you have your very own dock and sitting area!**

Directions: **Highway 36 turn left onto Thurstonia Road turn left onto Hotel Road then turn right onto Third Street**

Interior Features

Interior Features: **Cathedral Ceiling, Main Floor Laundry, Smoke Detector, Winterized**
 Basement: **Partial Basement/None/** Fireplace: **Propane**
 Heat Primary/Sec: **Forced Air-Propane/Baseboard, Fireplace-Propane**
 HVAC: **Central Air** Foundation: **Concrete Block**
 Under Contract \$:
 Under Contract/Rental Items: **Propane Tank** UFFI: Furnace Age: **2006**
 Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood, Other (see remarks)**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, School Bus Route, Telephone**

Topography: **Waterway** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Well, Other/Drilled Well, Lake/River** Sewage: **Holding Tank**
 Water Treatment: **UV System, Water Softener**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Lake Access, Landscaped, Water View**

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Freezer, Hot Water Tank Owned all furnishings, boat hoist, dock**

Exclusions: **personal items**

Tax Information

Roll#: **165102601137500** Local Improve Fee/Comments /
 Pin#: **631430464** Zoning: **res** Taxes/Year: **\$1,793/2017**
 Assessment \$/Year: **\$177,500/2018** Survey/Year: **No** Survey Type:
 Legal Description: **LT 61 PL 128; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'x15'6"	Cathedral Ceiling
Kitchen	M	15'x14'	
Bedroom	M	12'10"x9'7"	
Bedroom	M	11'3"x8'3"	
Laundry Room	M	8'5"x5'5"	
Bathroom	M		5+ Piece, Double sink
Master Bedroom	M	10'4"x15'3"	Walkout to Balcony/Deck

MINCOM PLUS REALTY INC. - 35

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL**, Sales Representative

<http://www.kawarthahomes.com>

RE/MAX ALL-STAR REALTY INC., BROKERAGE - 133

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29 SOUTH BAYOU ROAD**Fenelon Falls, ON KOM 1N0****Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)****Residential/Single Family/For Sale****Active****Price: \$354,900.00**

MLS@#: **126574**
 List Date: **15-May-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade: **1,100** Sqft Below Grade:
 Sq Ft Finished **1,100** Sq Ft. Unfinished

Sq Ft Source: **LBO provided**

New Construction: **No** # Rooms: **7**
 Title/Ownership: **Freehold** Recreational: **No**

Fronting On: **South** Year Built/Desc: **1972/Completed / New**

Lot Front: **106.50** Lot Depth: **141.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**

Access: **County Road, Paved Road, Year Round**

Garage Spaces/Type: **1.0/Detached**

Driveway Spaces/Type: **1/Private Single Wide/Asphalt**

Waterfront: **Yes** WF Exposure: **North West**

WF Type/Name: **Canal/Sturgeon**

Shore Rd Allowance: **Owned** WF Frontage Ft: **106**

WF Features: **Canal Front, Dock, Trent System**

Shore Line: **Natural , Weedy**

Public Remarks: **Nice canal waterfront home/cottage located minutes from Fenelon Falls. This 3 bedroom, 1 bath home is in a good community. Just a stones throw boat ride to beautiful Sturgeon Lake. This property has a single car garage with attached bunkie and workshop.**

Directions: **County Rd 8 to Sturgeon Point Rd, Left on County Rd 30 to Hickory Beach Rd to South Bayou Rd.**

Interior Features

Interior Features: **Water Heater Owned, Winterized**

Basement: **Crawl Space/None/** Fireplace: **Freestanding, Propane**

Heat Primary/Sec: **Baseboard, Fireplace-Gas/Fireplace-Gas**

HVAC: **None** Foundation: **Brick**

Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Propane Tank** Plumbing Age: **35**
 Accessibility: Wiring Age: **35**

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None** FH Common Fee:

Lot Shape: **Rectangular** Lot Irregularities:

Exterior Finish: **Aluminum Siding, Concrete Block**

Restrictions: **None**

Services: **Cable, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Telephone**

Topography: **Flat, Level, Waterway** Alternative Power:

Roofing: **Asphalt** Yr Roof Replaced:

Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**

Water Treatment: **None**

Exterior Features: **Deck(s)**

Other Structures: **Bunkhouse**

Site Influences: **Lake Access, Landscaped**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**

Exclusions: **none**

Tax Information

Roll#: **165102603031505** Local Improve Fee/Comments /
 Pin#: **631250184** Zoning: **RES** Taxes/Year: **\$2,400/2018**
 Assessment \$/Year: **\$208,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **LT 34 RCP 551 CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	15'6"x19'4"	
Kitchen	M	8'x11'4"	
Bedroom	M	9'5"x11'4"	
Bedroom	M	10'4"x11'	
Bathroom	M	4'10"x8'	3-Piece
Sunroom	M	7'4"x14'10"	
Bedroom	M	9'x11'	

AFFINITY GROUP PINNACLE REALTY LTD., BROKERAGE - 150

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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2 DOUGLAS DRIVE
Kirkfield, ON K0M2B0
Kawartha Lakes/Kawartha Lakes (City)/Bexley (Twp)

Residential/Single Family/For Sale
Active

Price: \$350,000.00



MLS@#: **128646**
 List Date: **17-May-2018** Bedrooms (AG/BG): **2 (2/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade: **650** Sqft Below Grade: **650**
 Sq Ft Finished: **650** Sq Ft. Unfinished

Sq Ft Source: **LBO provided**

New Construction: **No** # Rooms: **6**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **South** Year Built/Desc: **1998/Estimate**
 Lot Front: **225.98** Lot Depth:

Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/0.77**

Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **6/Private Double Wide/Gravel**
 Waterfront: **Yes** WF Exposure: **South East**
 WF Type/Name: **River/Rush Creek (Head Lake)**
 Shore Rd Allowance: **None** WF Frontage Ft: **225**
 WF Features: **Dock**
 Shore Line: **Natural , Shallow**

Public Remarks: **Enjoy the peace and tranquility of 225 feet of waterfront on quiet Rush Creek. The bright and warm living/dining room, with its South-facing bay window and cozy wood stove, is the perfect place to share a county breakfast or after dinner nightcap. Wrap deck with easy walk-down to the waterfront boasts southern exposure and a lovely, mature tree canopy. The deep, private lot is just over ¾ of an acre, secluded, well treed, and easily accessible by a year-round municipally maintained road. This lovely year-round home is perfect for anyone looking to slow down and enjoy all that the Kawarthas has to offer.**

Directions: **MONCK RD/ 45 TO LAXTON TOWNSHIP 4TH LINE TO DOUGLAS DR. PROPERTY IS ON YOUR RIGHT**

Interior Features: **Smoke Detector**
 Basement: **Full/None/Walk-Out**
 Heat Primary/Sec: **Baseboard, Woodstove/**
 HVAC: **None**
 Under Contract/Rental Items: **None**

Interior Features

Fireplace:
 Foundation: **Piers**

Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: **Irregular** Lot Irregularities: FH Common Fee:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup**
 Topography: **Flat, Sloping** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced: **2017**
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **Water System**
 Exterior Features: **Balcony, Deck(s), Porch-Enclosed**
 Other Structures: **Shed**
 Site Influences: **Cul de Sac/Dead End, Lake Access, River/Stream, Water View**

Inclusions/Exclusions

Inclusions: **Refrigerator, Stove**

Exclusions: **furnishings, personal effects, refrigerator in the porch**

Tax Information

Roll#: **165142000219900** Local Improve Fee/Comments /
 Pin#: **632730134** Zoning: **RES** Taxes/Year: **\$1,750/2018**
 Assessment \$/Year: **\$171,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **PT BLK A PL 422 AS IN R337363; KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Porch	M	11'3"x3'8"	
Living Room	M	19'1"x15'3"	
Kitchen	M	9'4"x5'4"	
Master Bedroom	M	13'9"x9'5"	
Bedroom	M	11'5"x9'4"	
Bathroom	M		4-Piece

AFFINITY GROUP PINNACLE REALTY LTD., BROKERAGE - 150

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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601 HICKORY BEACH ROAD**Fenelon Falls, ON KOM 1N0****Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)****Residential/Single Family/For Sale****Active****Price: \$349,900.00**

MLS@#: **140338**
 List Date: **11-Jul-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (1/1)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No** Sqft Below Grade:
 Sq Ft. Unfinished

Title/Ownership: **Freehold** # Rooms: **8**
 Fronting On: **East** Recreational: **Yes**
 Year Built/Desc: **1980/Estimate**
 Lot Front: **88.00** Lot Depth: **200.00**
 Road Access Fee: Lot Size/Acres: **0.5-0.99 Acres/**
 Access: **Boat Access, Year Round**

Driveway Spaces/Type: **4/Front Yard/Gravel**
 Waterfront: **Yes** WF Exposure: **South**
 WF Type/Name: **Canal/Sturgeon**
 Shore Rd Allowance: **Owned** WF Frontage Ft: **15**
 WF Features: **Dock, Trent System**
 Shore Line: **Soft Bottom, Weedy**

Public Remarks: **Hidden behind this white picket fence is a gem. 3 Bedroom bungalow, 1 and a half baths, specialty kitchen with rounded cupboards, hardwood floors in the living room and patio doors to patio and rear yard. Propane fireplace compliments the living room as well as the cathedral ceilings throughout the house. You will love the master 2pc en-suite and the main bath is pretty as a picture too. Fenced in area for the dogs, large shed for all the toys. Enjoy the easy access to Sturgeon Lake from your back yard with your own dock on the channel, a minute boat ride in too! Paved driveway, vinyl windows and roof replaced in 2016 completes the package.**

Directions: **County Road 8 just outside of Fenelon Falls towards Bobcaygeon to Hickory Beach Road.**

Interior Features

Interior Features: **Appliances Negotiable, Main Floor Laundry**
 Basement: **Crawl Space/None/** Fireplace: **Propane**
 Heat Primary/Sec: **Baseboard, Other (see remarks)/Fireplace-Gas**
 HVAC: **Window Mount AC** Foundation: **Poured Concrete**
 Under Contract \$: UFFI: **No** Furnace Age:
 Under Contract/Rental Items: **Hot Water Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Garbage/Sanitary Collection, Recycling Pickup, School Bus Route**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Fenced Partial, Patio(s), Year-Round Living**
 Other Structures: **Shed**
 Site Influences: **Lake Access, River/Stream, Water View**

Inclusions/Exclusions

Inclusions: **Dryer, Refrigerator, Stove, Washer**

Exclusions: **All personal belongings.**

Tax Information

Roll#: **165102603031535** Local Improve Fee/Comments /
 Pin#: **631250176** Zoning: **RES** Taxes/Year: **\$2,141/2018**
 Assessment \$/Year: **\$201,000/2018** Survey/Year: **No** Survey Type:
 Legal Description: **LOT 43, RCP 551, CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	20'8"x14'	Hardwood floor
Kitchen	M	20'8"x10'4"	
Master Bedroom	M	13'8"x10'2"	
Bathroom	M		2-Piece, Ensuite
Bedroom	M	12'x10'2"	
Bedroom	M	11'8"x10'1"	
Laundry Room	M	10'3"x10'2"	
Bathroom	M		4-Piece

ROYAL LEPAGE KAWARTHA LAKES REALTY INC. - 79

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

<http://www.kawarthahomes.com>

RE/MAX ALL-STAR REALTY INC., BROKERAGE - 133

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82 KOZY KOVE ROAD**Kawartha Lakes, ON K0M 1C0****Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)****Residential/Single Family/For Sale****Active****Price: \$349,900.00**

MLS@#: **127234**
 List Date: **17-May-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade:
 Sq Ft Finished
 New Construction: **No** Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **9**

Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **East** Year Built/Desc: **0/Unknown**
 Lot Front: **79.95** Lot Depth: **183.41**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**

Access: **Private Road, Provincial Highway/County Road**
Access, Year Round

Garage Spaces/Type: **1.0/Detached**
 Driveway Spaces/Type: **8/Private Single Wide/Gravel**

Waterfront: **Yes** WF Exposure: **North West**
 WF Type/Name: **River/Burnt River**
 Shore Rd Allowance: **None** WF Frontage Ft: **79**
 WF Features: **Dock, Stairs to Waterfront**
 Shore Line: **Clean, Deep**

Public Remarks: **Affordable waterfront living on the Burnt River. This cottage offers 3 bedrooms with large dining and living area and great views of the water. Many updates over the years make this home a gem to the new owner. Large decks over looking the Burnt River and a single car garage finish off this property. A must see!**

Directions: **Hwy 121 North to Kozy kove Rd.**

Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector, Washer/Dryer Hookup, Water Heater Owned**
 Basement: **None/None/** Fireplace: **Propane**
 Heat Primary/Sec: **Propane/**
 HVAC: **None** Foundation: **Concrete Block, Piers**
 Under Contract \$:
 Under Contract/Rental Items: **None** UFFI: **No** Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Rectangular** Exposure: **North West** Pool: **None**
 Exterior Finish: **Vinyl Siding** Lot Irregularities:
 Restrictions: **Conservation Control** FH Common Fee:
 Services: **Cell Service, Electricity, Internet High-Speed, Recycling Pickup**
 Topography: **Level, Sloping, Waterway** Alternative Power:
 Roofing: **Metal** Yr Roof Replaced:
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
 Water Treatment: **UV System**
 Exterior Features: **Deck(s)**
 Other Structures: **Shed**
 Site Influences: **Airport, Beach, Major Highway, River/Stream, Water View**
 Schools: **Fenelon Falls Secondary**

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Freezer, Smoke Detector, Window Coverings**

Exclusions: **None**

Tax Information

Roll#: **165131002041200** Local Improve Fee/Comments /
 Pin#: **631190585** Zoning: **RURAL RES** Taxes/Year: **\$2,190/2018**
 Assessment \$/Year: **\$/0** Survey/Year: **No** Survey Type:
 Legal Description: **PT LT 16, PL 399, LT 14, C4 SOMERVILLE TWP; CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Bedroom	M	8'10"x9'10"	
Foyer	M	7'8"x13'10"	
Kitchen	M	7'7"x12'6"	
Dining Room	M	11'1"x18'1"	
Living Room	M	15'3"x16'6"	
Bedroom	M	7'7"x16'4"	
Bathroom	M	7'1"x11'4"	4-Piece
Laundry Room	M	7'1"x11'4"	
Master Bedroom	M	8'10"x15'3"	

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 131

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

<http://www.kawarthahomes.com>

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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74 RIVER ROAD**Fenelon Falls, ON KOM 1N0****Kawartha Lakes/Kawartha Lakes (City)/Somerville (Twp)****Residential/Single Family/For Sale****Active****Price: \$329,900.00**

MLS@#: **130052**
 List Date: **30-May-2018** Bedrooms (AG/BG): **2 (2/0)**
 Bathrooms (F/H): **1 (1/0)**

Type: **Detached**
 Style: **Bungalow**

Sqft Above Grade: **600** Sqft Below Grade: **0**
 Sq Ft Finished: **600** Sq Ft. Unfinished: **0**
 Sq Ft Source: **Other**

New Construction: **No** # Rooms: **5**
 Title/Ownership: **Freehold** Recreational: **No**
 Fronting On: **West** Year Built/Desc: **1963/Unknown**
 Lot Front: **104.99** Lot Depth: **208.37**
 Road Access Fee: Access: **Private Road** Lot Size/Acres: **Under .5 Acre/**

Driveway Spaces/Type: **10/Private Single Wide/Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **River/Burnt** WF Frontage Ft: **112**
 Shore Rd Allowance: **Owned**
 WF Features: **Dock, River Access**
 Shore Line: **Deep**

Public Remarks: **Come and see this lovely 2 bedroom cottage sitting on an extra large lot landscaped with lots of perennials and natural trees. The front deck has a gazebo to enjoy your morning coffee and a covered BBQ. The screened room at the back allows you to enjoy the river anytime. The water tank, pump and water heater were replaced in 2016. 2 sheds on the property are great for storage of the tools while the bunkie allows for extra guests. You will also appreciate the riding lawn mower to keep the grass cut.**

Directions: **Take County Rd. 21 North to Somerville Con 3 Turn Left onto Con 3 follow to fork in the Rd, take the left onto River Rd.**

Interior Features

Interior Features: **None**
 Basement: **Crawl Space/None/**
 Heat Primary/Sec: **Baseboard/None**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Lease To Own Equip: **None**

Fireplace:

Foundation: **Perimeter Wall**

UFFI: **No** Furnace Age:
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Wood**
 Restrictions: **Flood Plain**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup**
 Topography: **Clear View, Flat site** Alternative Power:
 Roofing: **Shingles** Yr Roof Replaced: **2016**
 Water/Supply Type: **Well/Dug Well** Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Fenced Partial, Seasonal Living**
 Other Structures: **Bunkhouse, Gazebo, Shed**
 Site Influences: **Golf, Lake Access, River/Stream, Water View**

Inclusions/Exclusions

Inclusions: **Microwave, Refrigerator, Stove, Satellite Dish, Smoke Detector Inside and outside furniture, riding lawn mower, gazebo, water cooler, BBQ**

Exclusions: **Personal Belongings - Fish Hanging**

Tax Information

Roll#: **165131002030100** Local Improve Fee/Comments /
 Pin#: **631190235** Zoning: **LSR-F** Taxes/Year: **\$1,361/2017**
 Assessment \$/Year: **\$133,000/2018** Survey/Year: **No** Survey Type: **None**
 Legal Description: **LT 21 PL 386; PT RDAL BTN LT 18 And LT 19 CON 2 Somerville AS CLOSED BY A49465 AS IN R331045; Kawartha Lakes**

Rooms

Room	Level	Dimensions	Features
Great Room	M	23'6"x11'3"	
Bedroom	M	10'x10'3"	
Bedroom	M	9'x9'5"	
Bathroom	M	7'x4'3"	3-Piece
Sunroom	M	22'x9'6"	

ROYAL LEPAGE KAWARTHA LAKES REALTY INC. - 79

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL**, Sales Representative

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RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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8 MANOR ROAD**Cameron, ON KOM 1G0****Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)****Residential/Single Family/For Sale****Active****Price: \$320,000.00**

MLS@#: **138792**
 List Date: **04-Jul-2018** Bedrooms (AG/BG): **3 (3/0)**
 Bathrooms (F/H): **2 (2/0)**

Type: **Detached**
 Style: **Bungalow, Bungalow Raised**
 Sqft Above Grade: Sqft Below Grade:
 Sq Ft Finished Sq Ft. Unfinished
 New Construction: **No** # Rooms: **9**
 Title/Ownership: **Freehold** Recreational: **Yes**
 Fronting On: **West** Year Built/Desc: **/Unknown**
 Lot Front: **50.35** Lot Depth: **136.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **4/Private Double Wide/Asphalt**
 Waterfront: **Yes** WF Exposure: **East**
 WF Type/Name: **Lake/STURGEON**
 Shore Rd Allowance: **None** WF Frontage Ft: **0**
 WF Features: **Dock, WF-Travelled Road Between**
 Shore Line: **Clean, Deep, Natural**

Public Remarks: **Sturgeon Lake waterfront home or cottage. Large 3 bedrooms, 2 bathrooms, 2 kitchens, living room & huge family room with walkout & wood stove! This also comes with a separate parcel of land on Sturgeon Lake across the road with 10 ft of great shoreline with great swimming & clean water 10ft x 99ft. Must see!**

Directions: **HWY 35 turn onto Long Beach Road follow to Manor Road until you see sign.**

Interior Features

Interior Features: **Carbon Monoxide Detector, Main Floor Laundry, Multiple Kitchens, Smoke Detector**
 Basement: **None/None/** Fireplace: **Wood Stove**
 Heat Primary/Sec: **Forced Air-Oil/Woodstove**
 HVAC: **Central Air, Duct Work** Foundation: **Slab**
 Under Contract/Rental Items: **None** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Lot Shape: Lot Irregularities: **50.35 X 136** FH Common Fee:
 Exterior Finish: **Vinyl Siding**
 Restrictions: **None**
 Services: **Cell Service, Electricity**
 Topography: **Level** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Well/Drilled Well** Sewage: **Holding Tank**
 Exterior Features: **Deck(s), Fenced Full**
 Site Influences: **Lake Access**

Inclusions/Exclusions

Inclusions: **Dryer, Washer, Smoke Detector, Window Coverings Light Fixtures, Water Softener, boat lift, wood for wood stove, 2 fridges, 2 stoves, 2 dishwashers, shed right beside driveway**

Exclusions: **upstairs curtains, 2 microwaves**

Tax Information

Roll#: **165121003033800** Local Improve Fee/Comments /
 Pin#: **631440094** Zoning: **RES** Taxes/Year: **\$1,882/2017**
 Assessment \$/Year: **\$149,500/2018** Survey/Year: **Yes 1990** Survey Type: **Available**
 Legal Description: **LT 6 PL 164 EXCEPT PT 2, 57R2373, S/T INTEREST IN R312566; CITY OF KAWARTHA LAKES**

Rooms

Room	Level	Dimensions	Features
Living Room	M	30'11"x14'6"	
Kitchen	M	10'8"x12'0"	
Bedroom	2	10'4"x9'3"	
Bathroom	M		3-Piece
Bathroom	2		4-Piece
Family Room	2	18'0"x12'6"	
Bedroom	2	20'11"x19'0"	
Laundry Room	M	13'2"x8'10"	
Master Bedroom	2	9'7"x9'3"	

MINCOM PLUS REALTY INC. - 35

Client Full Report

Date Printed: 07/20/2018

Prepared By: **JOCELYNE BARKWELL, Sales Representative**

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RE/MAX ALL-STARS REALTY INC., BROKERAGE - 133

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43 CROOKED COURT
Coboconk, ON K0M 1C0
Kawartha Lakes/Kawartha Lakes (City)/Fenelon (Twp)

Residential/Single Family/For Sale
Active

Price: \$315,000.00



MLS@#: **120896**
 List Date: **19-Apr-2018** Bedrooms (AG/BG): **2 (2/0)**
 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: **79.96**
 Road Access Fee:
 Access: **Year Round**
 Garage Spaces/Type: **/Other**
 Driveway Spaces/Type: **5/Front Yard/Gravel**
 Waterfront: **Yes** WF Exposure: **West**
 WF Type/Name: **River/Burnt River**
 Shore Rd Allowance: **Partially** WF Frontage Ft: **85**
Owned
 WF Buildings: **Bunk House**
 WF Features: **Dock, River Front, Stairs to Waterfront, Trent System, Water Access**
 Shore Line: **Clean, Deep**

Sqft Below Grade:
 Sq Ft. Unfinished
 # Rooms: **7**
 Recreational: **Yes**
 Year Built/Desc: **0/Completed / New**
 Lot Depth: **205.22**
 Lot Size/Acres: **Under .5 Acre/**

Public Remarks: **This is it! Affordable cottage set high above Burnt River on large landscaped lot and private road. Large one bedroom plus additional 2 beds in bunkie makes this the perfect getaway. Sit by the fire or dive-in off your dock in the weed free clear waters of the Burnt River. Easily converted back into 2 bedrooms. Bring your toys and enjoy all this 4 season home has to offer! Book your personal viewing today.**

Directions: **HWY 121 TO KOZY COVE RD., FOLLOW TO CROOKED RD.**

Interior Features

Interior Features: **Main Floor Laundry, Washer/Dryer Hookup, Winterized**
 Basement: **Crawl Space/None/Exposed Rock** Fireplace: **Propane**
 Heat Primary/Sec: **Wall Furnace/Baseboard**
 HVAC: **None** Foundation: **Concrete Block, Piers**
 Under Contract/Rental Items: **Propane Tank** Plumbing Age:

Exterior Features

Add'l Monthly Fees: Exposure: Pool: **None**
 Exterior Finish: **Vinyl Siding**
 Restrictions: **Conservation Control**
 Services: **Electricity**
 Topography: **Level, Sloping** Alternative Power:
 Roofing: **Asphalt** Yr Roof Replaced:
 Water/Supply Type: **Other/Lake/River** Sewage: **Septic**
 Water Treatment: **Heated Water Line, Water Purification**
 Other Structures: **Bunkhouse**
 Site Influences: **Landscaped, River/Stream**

Inclusions/Exclusions

Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer, Carbon Monoxide Detector, Freezer, Satellite Dish, Window Coverings**

Exclusions: **None**

Tax Information

Roll#: **165131002045000** Local Improve Fee/Comments /
 Pin#: **631190544** Zoning: **RR** Taxes/Year: **\$1,637/2017**
 Assessment \$/Year: **\$/0** Survey/Year: **No** Survey Type: **None**
 Legal Description: **CON 4 PT LOT 15 PLAN 399 LOT 47 WARD 03**

Rooms

Room	Level	Dimensions	Features
Foyer	M	6'x5'5"	
Dining Room	M	6'x23'	
Living Room	M	15'3"x11'	
Bedroom	M	13'1"x13'3"	
Kitchen	M	10'6"x10'6"	
Bathroom	M		4-Piece
Bedroom	M	12'x16'	Separate Room

RE/MAX ALL-STARS REALTY INC., BROKERAGE - 131

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