

1008 BOWBEK TRAIL

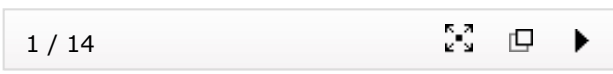
Land/ Residential/ For Sale

Price: \$349,900.00

Irondale, ON KOM 1J0

Active

Haliburton County/ Highlands East/ Glamorgan



MLS®#: **221635**
 List Date: **12-Sep-2019**
 Bedrooms (AG/BG): (/)
 Bathrooms (F/H): **0** (/)
 Sqft Above Grade: **1,177**
 Sq Ft Finished: **1,177**
 Sq Ft Source: **Public Records**
 Sq Ft Below Grade: **0**
 Sq Ft. Unfinished:
 New Construction: **No**
 # Rooms:
 Title/Ownership: **Freehold**
 Recreational: **Yes**
 Fronting On: **East**
 Year Built/Desc: **0/ Completed / New**
 Lot Front: **291.00**
 Lot Depth:
 Road Access Fee:
 Lot Size/Acres: **0.5-0.99 Acres/ 0.83**
 Access: **Year Round**
 Driveway Spaces/Type: **5/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Exposure: **East**
 WF Type/Name: **Lake/ Salerno**
 Shore Rd Allowance: **Not Owned**
 WF Frontage Ft: **291**
 WF Features: **Dock Deep, Rocky, Sandy, Shallow, Weedy**
 Shore Line:
 Leased Land Fee:

Public Remarks: One of the nicest pieces of property on Salerno Lake. This used to be 3 lots that have merged into 1 large lot with 291' on the lake and loads of privacy. The lot is quite gentle and the building site for a new cottage is fantastic and level so no walkout here, just a great bungalow design and some well thought out landscaping will avoid any deck railings on your new cottage on the lake side for a wide open view! Easy access in winter with a gentle driveway is key as well when considering a year round type property. A large crib dock (minus the top) is in the lake constructed from heavy timbers and will provide a great platform for your lakeside pleasure, simply add a floating section for the boats. NOTE: This is an Estate Sale and is being sold "Where is and As is". The building currently on the property has been abandoned for years and is unsafe so no entry inside. Contact listing office for more information.

Directions: Highway 503 to Irondale Road to Salerno Lake Road to Eldonari Lane to "T", property is located at the "T".

Interior Features
Exterior Features

| | | | |
|--|---------------------------|-------------------|----------------|
| Add'l Monthly Fees: | Exposure: East | Pool: None | FH Common Fee: |
| Lot Shape: Irregular | Lot Irregularities: | | |
| Exterior Finish: Hardboard | | | |
| Restrictions: None | | | |
| Services: Electricity | | | |
| Topography: Sloping, Terraced, Wooded/Treed | Alternative Power: | | |
| Roofing: Asphalt, Shingles | Yr Roof Surface Replaced: | | |
| Water/Supply Type: None/ | Sewage: None | | |
| Site Influences: Trails | | | |

Inclusions/Exclusions

Inclusions: **None**
 Exclusions: **None**

Land

| | | |
|-----------------------|---------------|-------------------------------------|
| Total: ACREAGE | Rented: | Soil Test/Date: / |
| Clear: 0.83 | Tiled-System: | Development Charges: Unknown |

Tax Information

| | |
|--|-----------------------------------|
| Roll#: 460190100021700 | Local Improve Fee/Comments / |
| Pin#: 392700119 | Zoning: LSR |
| Assessment \$/Year: \$278,000/2019 | Survey/Year: Yes 1959 |
| Legal Description: Pt Lt 2 Con 3 Glamorgan As In H195193; T/W H195193; Highlands East | Taxes/Year: \$2,363/ 2019 |
| | Survey Type: Boundary Only |

MLS® Number is 221635

Property Type is 'Land'

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