

1046 CONSTANCE Road, Harcourt, Ontario K0M 1X0

Listing



Client Full
Active / Residential

1046 CONSTANCE Rd Harcourt

MLS®#: 40243264
Price: \$1,099,000



Haliburton/Dysart et al/Harcourt

1.5 Storey/House



Water Body: **Benoir Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	1	1	1
Second	2		

Beds: **3 (3 + 0)**
 Baths: **1 (1 + 0)**
 SF Fin Total: **1,480/LBO provided**
 SF Fin Range: **1001 to 1500**
 AG Fin SF: **1,480.00/LBO provide**
 BG Fin SF: **0.00**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,139/2021**



Remarks/Directions

Public Rmks: Many people dream about owning a cottage with these features: easy yr rnd access, flat lot, insulated cottage, open concept, 3 bdrms, full bath & laundry, Sth exposure, sandy beach, great swimming, larger lake or chain of lakes, garage, high-speed Internet & privacy. You FOUND IT!! Located on in Haliburton Highlands on Benoir Lake at the bottom tip of Algonquin Park, this 1,480 sqft cottage has all those features plus a large 24' by 26' detached two-car garage with a bright, spacious loft over it. The open-concept cottage is warm and inviting. It has a sunken Great Rm with airtight wood stove, a DR with access to a large deck & huge kitchen with lots of cupboard space. A recently redecorated 4 pc bth + laundry is a bonus. On the 2nd floor are 2 bdrms with balconies overlooking the lake. The ground floor 3rd bdrm is being used as an office currently. All furniture & appliances are included as listed on Schedule C, which makes this is a hassle-free, walk-in opportunity! Benoir Lake is fed from Algonquin Park by the York River, which flows south to Elephant & Baptiste Lakes providing over 35 miles of boating & fishing. To the north, you can canoe or kayak in Algonquin Park. The sand beach & privacy are amazing as is the large front yard play & campfire area lakeside, a heaven for kids and pets. The level lot allows you to drive right up to the door. Nearby are amazing trails for hiking, biking, snowmobiling & a horseback riding stable & marina with general store are nearby!

Directions: Take HWY 648 (Loop Road) to Elephant Lake Road to Christine Road to Constance Road to #1046 and SOP

Common Elements

Waterfront

Features: **Waterfront-Deeded**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Mixed, Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:

Boat House:
 Frontage: **100.00**
 Exposure: **East, South**
 Island Y/N: **No**

Exterior

Structure

Exterior Feat: **Balcony, Deck(s), Fishing, Landscaped, Privacy, Storage Buildings, Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete Block, Perimeter Wall, Piers**
 Year/Desc/Source: // Roof: **Metal, Shingles**
Site
 Property Access: **Year Round Road**
 Other Structures: **Shed, Storage, Other**
 Pool Features: **None**
 Garage & Parking: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6** Driveway Spaces: **4.0** Prop Attached: **Detached**
 Parking Level/Unit: Parking Assigned: Apx Age: **Unknown**
 Services: **Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: Rd Acc Fee: Winterized: **Fully Winterized**
 Sewer: **Septic**
 Garage Spaces: **2.0**
 Licen Dwelling: **Yes**

Lot Size Area/Units:	0.389/Acres	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	100.00	Lot Depth (Ft):	167.00	Lot Shape:	Irregular
Location:	Rural	Lot Irregularities:		Land Lse Fee:	

Surrounding Area

Area Influences:	Campground, Golf, Hospital, Landscaped, School Bus Route, Shopping Nearby, Skiing, Trails			
View:	Trees/Woods, Water			
Topography:	Flat, Partially Cleared, Wooded/Treed			
Restrictions:	None	Retire Com:	No	
		Fronting On:		
		Exposure:	East, South	

Interior

Features and Access

Interior Feat:	Auto Garage Door Remote(s), Built-In Appliances, Ceiling Fans, Water Heater Owned		
Security Feat:	None		
Basement:	Crawl Space	Basement Fin:	Unfinished
Laundry Feat:	In Bathroom		

Heating/Cooling/Fixtures

Cooling:	None		
Heating:	Airtight Stove, Baseboard, Electric		
Inclusions:	Other		
Add Inclusions:	See Schedule C under Documents		
Exclusions:	See Schedule C under Documents		
Furnace Age:		Tank Age:	
		UFFI:	No

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 42 PL 509; DYSART ET AL	Survey:	Available/ 1994
Zoning:	WR4	Hold Over Days:	0
Assess Val/Year:	\$316,000/2022	Occupant Type:	Owner
PIN:	391550177	Deposit:	50000
ROLL:	462403000067900		
Possession/Date:	30 - 59 Days/2022-06-28		

Brokerage Information

List Date:	04/20/2022
List Brokerage:	RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON 
Source Board:	The Lakelands

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 04/20/2022

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Rooms

MLS®#: 40243264

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	15' 6" X 10' 0"	4.72 X 3.05	
Dining Room	Main	16' 6" X 10' 0"	5.03 X 3.05	Walkout to Balcony/Deck
Great Room	Main	21' 0" X 20' 0"	6.40 X 6.10	
Bathroom	Main	13' 9" X 9' 5"	4.19 X 2.87	4-Piece, Laundry
Bedroom	Main	13' 9" X 9' 5"	4.19 X 2.87	
Bedroom Primary	Second	20' 0" X 10' 0"	6.10 X 3.05	Balcony/Deck
Bedroom	Second	15' 0" X 10' 0"	4.57 X 3.05	Balcony/Deck

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