

1056 CHICORY DRIVE

Residential/ Single Family/ For Sale Price: \$389,900.00

Haliburton, ON K0M1S0

Active

Haliburton County/ Dysart Et Al/ Dysart



MLS@#: **270663**
 List Date: **03-Jul-2020**
 Bedrooms (AG/BG): **2 (2/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**
 Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **600**
 Sq Ft Finished: **600**
 Sq Ft Source: **LBO provided**
 Sqft Below Grade: **0**
 Sq Ft. Unfinished:
 New Construction: **No**
 Title/Ownership: **Freehold**
 # Rooms: **6**
 Recreational: **Yes**
 Year Built/Desc: **0/ Completed / New**
 Fronting On: **South**
 Lot Front: **0.00**
 Lot Depth:
 Road Access Fee: **Under .5 Acre/ 0.39**
 Access: **Year Round**
 Driveway Spaces/Type: **3/ Private Double Wide/ Gravel**
 Waterfront: **Yes**
 WF Exposure: **South**
 WF Type/Name: **Lake/ Koshlong**
 Shore Rd Allowance: **Owned**
 WF Frontage Ft: **0**
 WF Features: **Dock**
 Shore Line: **Clean, Deep, Rocky**
 Leased Land Fee:

1 / 27

Public Remarks: **A unique opportunity to be on one of Haliburton's most sought after lakes. This cottage has a real "cottagy" feel and loads of potential. Level off the road to the cottage then gently sloping to the dock/deck at the lake with deep swimming off the end of the dock and boasting Koshlong Lake's true Canadian Shield type lot with smooth rock flowing in to the lake. Also, across the bay and beside the cottage is a large tract of Crown Land for added privacy. The 2 bedroom cottage has a 3 piece bath, open concept main room with cathedral ceiling, large picture window and featuring a screened porch and large deck outside and connected to the cottage! Affordable, 10 minutes to Haliburton Village, year round private road access, great swimming and boating and to end with, huge tracts and thousands of feet of shoreline that is Crown Land all over Koshlong Lake to explore!**

Directions: **Gelert Road (County Road 1) to Koshlong Lake Road to Chicory Road to signs on property #1056**

Interior Features

Interior Features: **Cathedral Ceiling**
 Basement: **None/ None/**
 Heat Primary/Sec: **Airtight Stove, Woodstove/**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**
 Lease To Own Equip: **None**

Fireplace:
 Foundation: **Concrete Block, Piers**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:
 Oil Tank Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exposure: **None**
 Exterior Finish: **Wood**
 Lot Irregularities:
 Restrictions: **None**
 Services: **Cell Service, Electricity**
 Topography: **Partially Cleared, Rocky, Rolling, Sloping, Terraced, Wooded/Treed**
 Alternative Power:
 Roofing: **Asphalt, Metal**
 Yr Roof Surface Replaced:
 Water/Supply Type: **Other/ Lake/River**
 Sewage: **Septic**
 Water Treatment: **None**
 Exterior Features: **Deck(s), Porch-Enclosed, Privacy, Seasonal Living**
 Site Influences: **Arts Centre, Downtown, Schools, Shopping Nearby, Skiing, Trails**
 FH Common Fee:

Inclusions/Exclusions

Inclusions: **Other See Schedule under Documents**

Exclusions: **See Schedule under Documents**

Tax Information

Roll#: **46240100003000**
 Pin#: **391710307**
 Assessment \$/Year: **\$241,000/2020**
 Legal Description: **PT LT 10 CON 1 AND PART 1 OF 19R-10336 DYSART AS IN H133251; T/W & S/T H133251; DYSART ET AL**
 Local Improve Fee/Comments /
 Zoning: **WR4L**
 Survey/Year: **Yes 2019**
 Taxes/Year: **\$1,594/ 2020**
 Survey Type: **Up-to-date**

ROOMS

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Living Room	M	15'3"x11'	
Kitchen	M	15'3"x8'	
Bedroom	M	11'8"x7'10"	
Bedroom	M	9'2"x7'5"	
Bathroom	M	11'8"x4'6"	3-Piece
Porch	M	18'x8'	

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Client Full Report

Date Printed: 07/03/2020

Prepared By: VINCE DUCHENE, Broker

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