

□ 1063 MADILL Road, Gooderham, Ontario K0M 1R0

Listing



Client Full
Active / Residential

1063 MADILL Rd Gooderham
Pending Board Approval

Listing ID: 40647199
Price: **\$339,900**



Haliburton/Highlands East/Glamorgan

Bungalow/House

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **830**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **830/LBO provided**
 BG Fin SF: **0**
 Tot Unfin SF: **0**
 DOM: **0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,159.36/2024**

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Remarks/Directions

Public Rmks: **Fantastic starter or retirement home with interior and exterior upgrades since it was first built providing a modern/bright feel and located north of Gooderham on a year round, dead end road called Madill Road. The land is rolling, wooded and consists of 5 acres partially landscaped and partial mixed forest featuring gardens adding to the great first impression of the house. A large back deck overlooking the forest and offering total privacy is a great bonus and the 2 bedroom house is "move in" condition needing no effort or work whatsoever to start you off. Also a huge bonus is not far down the road is a "public" access/park to 2 lakes, Big and Little Glamor where you can swim, launch your boat and go fishing or spend the day on the water or simply sit and relax by the lake. A great home with acreage and privacy awaits!**

Directions: **From Gooderham take Glamor Lake Road to Madill Road to SOP or from Glamorgan Road (Cty Rd 3) take Ursa Road to Glamor Lake Road to Madill Road to SOP**

Exterior

Structure

Exterior Feat: **Deck(s), Landscaped, Privacy, Year Round Living**
 Construct. Material: **Vinyl Siding**
 Shingles Replaced: Foundation: **Concrete Block, Piers**
 Year/Desc/Source: // Roof: **Asphalt Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**

Site
 Property Access: **Year Round Road**
 Other Structures: **Other**
 Garage & Parking: **Private Drive Double Wide//Gravel Driveway**
 Parking Spaces: **3** Driveway Spaces: **3.0**
 Parking Level/Unit: Parking Assigned:
 Services: **Cell Service, Electricity, High Speed Internet**
 Water Source: **Drilled Well** Water Tmnt: **None**
 Lot Size Area/Units: **5.003/Acres** Acres Range: **5-9.99**
 Lot Front (Ft): **178.00** Lot Depth (Ft): **1,231.00**
 Location: **Rural** Lot Irregularities:
 Rd Acc Fee: **Fully Winterized**
 Winterized: **Fully Winterized**

Garage Spaces: **Yes**
 Licen Dwelling: **Yes**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape:
 Land Lse Fee:

Surrounding Area

Area Influences: **Beach, Golf, Hospital, Landscaped, Place of Worship, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Trails**
 View: **Trees/Woods**
 Topography: **Level, Partially Cleared, Rolling**
 Retire Com: **No**
 Fronting On: **North**
 Exposure: **South**
 Restrictions:
 School District: **Trillium Lakelands District School Board**
 High School: **Haliburton Highlands Secondary School**
 Elementary School: **JD Hodgson Elementary School**

Interior


Features and Access

Interior Feat: **Water Heater Owned**
 Basement: **Full Basement** Basement Fin: **Unfinished**
 Basement Feat: **Exposed Rock, Separate Entrance**
 Laundry Feat: **In Bathroom**
Heating/Cooling/Fixtures
 Cooling: **None**
 Heating: **Oil Forced Air**
 Under Contract: **None** Contract Cost/Mo:
 Lease to Own: **None**
 Inclusions: **Other**
 Add Inclusions: **Fridge, stove, washer, dryer, C-cans, fencing, window coverings and light fixtures**
 Exclusions: **Balance of contents and personal items in house and basement as well as all outside furniture and items not listed as an Inclusion.**
 Furnace Age: Tank Age: UFFI: **No**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **PT LT 2 CON 11 MONMOUTH AS IN H271817; HIGHLANDS EAST**
 Zoning: **RU** Survey: **Boundary Only/**
 Assess Val/Year: **\$120,000/2024** Hold Over Days: **0**
 PIN: **392330138** PIN 2:
 ROLL: **460160100051900** Occupant Type: **Owner**
 Possession/Date: **30 - 59 Days/** Deposit: **10000**

Brokerage Information

List Date: **09/14/2024**
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

Source Board: The Lakelands Association of REALTORS®
Prepared By: Vince Duchene, Broker
Date Prepared: 09/14/2024

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Rooms

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Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	19' 4" X 11' 4"	5.89 X 3.45	
Dining Room	Main	8' 10" X 8' 0"	2.69 X 2.44	Walkout to Balcony/Deck
Kitchen	Main	8' 8" X 8' 4"	2.64 X 2.54	
Bedroom	Main	9' 7" X 7' 5"	2.92 X 2.26	
Bedroom Primary	Main	11' 4" X 9' 5"	3.45 X 2.87	
Bathroom	Main	9' 5" X 7' 7"	2.87 X 2.31	3-Piece, Laundry

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