

1065 TROOPER LAKE Drive, Gooderham, Ontario K0M 1R0

Listing



Client Full
Active / Residential

1065 TROOPER LAKE Dr Gooderham

MLS®#: 40020564
Price: \$439,900



Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: Trooper Lake
Type of Water: Lake

	Beds	Baths	Kitch
Main	3	1	1

Beds: 3 (3 + 0)
Baths: 1 (0 + 1)
SF Total: 608/LBO provided
SF Range: 501 to 1000
Abv Grade Fin SF: 608.00/LBO provided
Common Interest: Freehold/None
Tax Amt/Yr: \$1,710/2020



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Remarks/Directions

Public Rmks: **A great "starter" cottage on a double lot (not severable) with 214' of frontage on Trooper Lake. The lot is very large with many areas for kids to run and play and with large open areas as well. The lot is very level off the road all the way to the lake for maximum use and convenience...would also make a great location for a permanent home. The 3 bedroom cottage is "original" but in very, very good condition (good bones) and ready to move in immediately! Newer roof (shingles), freshly painted, high and dry off the ground and great front deck. As a bonus there's a large storage shed and a dry boathouse near the lake. Looking for affordable, easy, kid friendly cottage on a lake near a town (Gooderham Ontario), well you've found it here at Trooper Lake in the south part of Haliburton County.**

Directions: **From Gooderham take Highway 507 (Buckhorn Road) to Tamarack Lake Road then follow to Trooper Lake Drive to signs on the property.**

Common Elements

Water

Features: **Waterfront-Deeded**
Dock Type: **Private Docking**
Shoreline: **Sandy, Shallow, Soft Bottom**
Shore Rd Allow: **Not Owned**
Boat House: **Boat House, Dry Boathouse - Single**
Frontage: **214.00**
Exposure: **South**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No
Boathouse				No

Exterior

Structure
Exterior Feat: **Deck(s), Landscaped, Privacy, Seasonal Living**
Construct. Material: **Wood**
Shingles Replaced: **2018**
Year/Desc/Source: **0//Estimated**
Foundation: **Block, Piers**
Roof: **Asphalt Shingle**
Prop Attached: **Detached**
Apx Age: **51-99 Years**

Site
Property Access: **Year Round Road**
Other Structures: **Shed, Storage**
Parking Features: **Gravel Driveway, Private Single Driveway**
Parking Spaces: **10**
Garage Sp/Desc: **0 Spaces**
Services: **Cell Service, Electricity**
Water Source: **Lake/River**
Water Tmnt: **None**
Lot Size: **1.34**
Acres Range: **0.50-1.99**
Lot Front: **214.00**
Lot Depth:
Acres Rent:

Rd Acc Fee: **\$200**
Carport Sp: **0**
Sewer: **Septic**

Surrounding Area

Area Influences: **Beach, Downtown, Landscaped, Major Highway, Rec./Community Centre, Shopping Nearby, Trails**
View: **Clear, Forest**
Topography: **Flat, Open space, Partially Cleared, Wooded/Treed**
Retire Com:
Fronting On: **North**

Interior

Features and Access

Interior Feat: **Water Heater Owned**

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Security Feat: **None**
Basement: **None**
Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **None**
Heating: **Woodstove**
Under Contract: **None**

Contract Cost/Mo:

Inclusions: **Other**

Add Inclusions: **All contents of cottage and storage shed as viewed except personal items.**

Exclusions: **All contents of boathouse**

Furnace Age:

Tank Age:

UFFI: **No**

Property Information

Common Elem Fee: **No**

Local Improvements Fee:

Legal Desc: **Part of Lot 31, Concession 3, Parts 18 & 19, 19R14, Geographic Township of Glamorgan, As In H181926; Together with H 181926 (PIN#39228-0289)**

Zoning: **LSR**

Survey: **Available/ 1968**

Assess Val/Year: **\$198,000/2020**

Hold Over Days: **0**

PIN: **392280289**

Occupant Type: **Owner**

ROLL: **460190100038400**

Possession/Date: **1 - 29 Days/**

Deposit: **10000 min**

Brokerage Information

List Date: **09/14/2020**

List Brokerage: **[RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439](#)**

Source Board: **The Lakelands**

Prepared By: VINCE DUCHENE, Broker

Date Prepared: 09/15/2020

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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

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Rooms

MLS®#: 40020564

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Convert)</u>	<u>Room Features</u>
Living Room	Main	19.5 x 11.5	6.10 M x 3.66 M	
Kitchen	Main	8.5 x 8	2.74 M x 2.44 M	
Master Bedroom	Main	9.5 x 7.5	3.05 M x 2.44 M	
Bedroom	Main	8.5 x 7.5	2.74 M x 2.44 M	
Bedroom	Main	8.5 x 7.5	2.74 M x 2.44 M	
Bathroom	Main	5 x 4	1.52 M x 1.22 M	2-Piece
<u>Desc:</u> Sink & toilet inside cottage				
Bonus Room	Main	6 x 4	1.83 M x 1.22 M	2-Piece
<u>Desc:</u> Shower Room- Accessed off deck				

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