

# 1139 PEDDLEBOAT BAY Lane, Gooderham, Ontario K0M 1R0

## Listing



Client Full  
Active / Residential

**1139 PEDDLEBOAT BAY Ln Gooderham**

MLS®#: 40452244

Price: \$729,950

### Haliburton/Highlands East/Glamorgan Bungalow/House



Water Body: **Tamarack Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	2	1	1

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **1 (1 + 0)**  
 SF Fin Total: **670**  
 AG Fin SF Range: **501 to 1000**  
 AG Fin SF: **670/LBO provided**  
 BG Fin SF: **0**  
 Tot Unfin SF: **96**  
 DOM: **40**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,019.32/2022**



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### Remarks/Directions

**Public Rmks:** This modern 4 season, insulated cottae is located on Tamarack Lake, a motorless lake located in the southern region of Haliburton County. Reno's include, new sprayfoam insulation in the walls and floor, all new modern kitchen, new 3 piece bath with tiled glass shower, new siding, metal roof, decks, railings and lakeside deck. The quality of materials used, from pre-finished tongue and groove pine on the walls to new oversized windows and doors to draw the feel of the outside inside the cottage. Other bonuses include radiant floor heat throughout with smart thermostats, Lutron automated lighting interior & exterior. The shoreline road allowance has been purchased in 2022 and a full Septic Inspection was performed on July 5th, 2023 revealing the system is in good working order and is made to service 3 bedrooms. Perhaps an idea for the outside building would be for an office, shed or??? Last, with 209' frontage, 1.252 acres AND a township owned 661 road allowance next door (that they won't build on or sell) gives you the absolute ultimate privacy you could ever want in a cottage! This cottage is absolute "turn key", all you need are a few furniture items, food and your clothes!

**Directions:** From Gooderham, Ontario take Highway 507 south approximately 2 km to Tamarack Lake Road, follow to Peddleboat Lane to # 1139

### Common Elements

### Waterfront

Waterfront Type: **Other**  
 Waterfront Features: **None**  
 Dock Type: **None**  
 Shoreline: **Mixed, Sandy, Shallow**  
 Shore Rd Allow: **Owned**  
 Channel Name: **None**

Water View: **None**  
 Boat House: **None**  
 Frontage: **209.00**  
 Exposure: **East, South**  
 Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Other				No

### Exterior

**Structure**  
 Exterior Feat: **Deck(s), Privacy, Year Round Living**  
 Construct. Material: **Vinyl Siding**  
 Shingles Replaced: **None**  
 Year/Desc/Source: **/Owner/Other**  
 Foundation: **Concrete Block, Piers**

**Site**  
 Property Access: **Private Road, Year Round Road**  
 Other Structures: **Other**  
 Pool Features: **None**  
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**  
 Parking Spaces: **6.0**  
 Services: **Cell Service, Electricity, High Speed Internet Avail**  
 Water Source: **Lake/River**  
 Water Tmnt: **Sediment Filter, UV System**  
 Lot Size Area/Units: **1.252/Acres**  
 Acres Range: **0.50-1.99**

Roof: **Metal**  
 Prop Attached: **Detached**  
 Apx Age: **Unknown**

Rd Acc Fee: **None**  
 Winterized: **Fully Winterized**

Garage Spaces: **None**  
 Sewer: **Septic**  
 Acres Rent: **None**

Lot Front (Ft): **209.00** Lot Depth (Ft): **300.00** Lot Shape: **Irregular**  
Location: **Rural** Lot Irregularities: Land Use Fee:  
**Surrounding Area**  
Area Influences: **Hospital, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails**  
View: **Lake, Trees/Woods** Retire Com:  
Topography: **Level, Partially Cleared, Rocky, Rolling, Sloping, Terraced, Wooded/Treed** Fronting On:  
Restrictions: **None** Exposure: **South**  
School District: **Trillium Lakelands District School Board**  
High School: **Haliburton Highlands Secondary School**  
Elementary School: **JD Hodgson Elementary School**

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**Interior**

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**Features and Access**

Interior Feat: **Built-In Appliances, Upgraded Insulation, Water Heater Owned**  
Security Feat: **None**  
Basement: **None** Basement Fin:  
Laundry Feat: **None**

**Heating/Cooling/Fixtures**

Cooling: **None**  
Heating: **Airtight Stove, In-Floor, Radiant**  
Fireplace: **/Wood Stove** FP Stove Op:  
Under Contract: **None** Contract Cost/Mo:  
Lease to Own: **None**  
Inclusions: **Refrigerator**  
Add Inclusions: **See Schedule C under Documents**  
Exclusions: **See Schedule C under Documents**  
Furnace Age: Tank Age: UFFI: **No**

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**Property Information**

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Common Elem Fee: **No** Local Improvements Fee:  
Legal Desc: **PT LT 25 CON 3 GLAMORGAN AS IN H43700 & H50242; T/W H50242 EXCEPT THE EASEMENT THEREIN RE: H119141; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN H50242; PART SHORE ROAD ALLOWANCE IN FRONT OF LOT 25 CONCESSION 3, See REALTOR® Remarks for remainder.**  
Zoning: **LSR** Survey: **Up-to-date/ 2022**  
Assess Val/Year: **\$225,000/2023** Hold Over Days: **0**  
PIN: **392280372** Occupant Type: **Vacant**  
ROLL: **460190100028500**  
Possession/Date: **30 - 59 Days/** Deposit: **35000**

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**Brokerage Information**

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List Date: **07/11/2023**  
List Brokerage: [Re/Max Professionals North, Brokerage, Haliburton](#) 

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Source Board: The Lakelands Association of REALTORS®  
Prepared By: Vince Duchene, Broker  
Date Prepared: 08/20/2023

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix  
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Property Type is 'Residential'  
Standard Status is one of 'Active', 'Conditional'  
Water Body Name is like 'tamarack\*'  
Ordered by MIs Status, Current Price  
Found 4 results in 0.02 seconds.

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## Rooms

**MLS®#: 40452244**

Room	Level	Dimensions	Dimensions (Metric)	Room Features
<b>Foyer</b>	<b>Main</b>	<b>4' 0" X 3' 7"</b>	<b>1.22 X 1.09</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 7" X 8' 9"</b>	<b>2.92 X 2.67</b>	
<u>Desc:</u> <b>Bar stools needed for the Island.</b>				
<b>Living Room/Dining Room</b>	<b>Main</b>	<b>18' 0" X 16' 0"</b>	<b>5.49 X 4.88</b>	<b>Walkout to Balcony/Deck</b>
<u>Desc:</u> <b>Small area between the LR &amp; KT for a table is possible.</b>				
<b>Bedroom Primary</b>	<b>Main</b>	<b>9' 9" X 6' 10"</b>	<b>2.97 X 2.08</b>	
<b>Bedroom</b>	<b>Main</b>	<b>7' 0" X 6' 4"</b>	<b>2.13 X 1.93</b>	
<b>Bathroom</b>	<b>Main</b>	<b>8' 9" X 3' 10"</b>	<b>2.67 X 1.17</b>	<b>3-Piece</b>

Property Type is 'Residential'

Change Type History Change Type is one of 'New Listing', 'Back On Market', 'Conditional', 'Price Decrease', 'Price Increase', 'Suspended', 'Expired', 'Active', 'Cancelled'

Region is 'Haliburton'

Change Type History Modification Timestamp is after 07/09/2023 2:09:51 PM

Found 23 results in 0.02 seconds.