

1142 SAPPHIRE ROAD Residential/ Single Family/ For Sale Price: \$639,900.00

Haliburton, ON K0M1S0

Active

Haliburton County/ Highlands East/ Glamorgan



MLS@#: **270378**
 List Date: **02-Jul-2020**
 Bedrooms (AG/BG): **3 (3/ 0)**
 Bathrooms (F/H): **1 (1/ 0)**

Type: **Detached**
 Style: **Bungalow**
 Sqft Above Grade: **1,142**
 Sq Ft Finished: **1,142**
 Sq Ft Source: **LBO provided**
 New Construction: **No**
 Title/Ownership: **Freehold**
 Fronting On: **North**
 Lot Front: **118.00**
 Road Access Fee:
 Access: **Seasonal Access**
 Driveway Spaces/Type: **6/ Private Single Wide/ Gravel**
 Waterfront: **Yes**
 WF Type/Name: **Lake/ Koshlong**
 Shore Rd Allowance: **Owned**
 WF Features: **Beach, Dock, Waterfront-Deeded
Clean, Deep,
Rocky, Sandy,
Shallow**
 Shore Line:
 Leased Land Fee:

Sqft Below Grade: **0**
 Sq Ft. Unfinished
 # Rooms: **10**
 Recreational: **Yes**
 Year Built/Desc: **0/ Completed /
New**
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/ 1.01**
 WF Exposure: **North**
 WF Frontage Ft: **118**

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Public Remarks: **One of the nicest family cottages you'll ever find. Since purchasing these Owners have upgraded every aspect of this cottage to a modern, bright, comfortable standard where it is now a turn key, walk in and start cottaging immediately without any worry environment and that includes electrical and plumbing upgrades! The kitchen/dining combo is open concept with a massive new sliding deck door to an updated huge deck with glass panels to see right through to the lake. The painted ceilings, new floors and upgraded kitchen shows a modern touch and something you'd see from a magazine! The huge living room area has a walk out to the same deck with the same upgraded, modern touches AND walks out to a 12x12 screened porch for relaxing in the evening yet still looking out over the lake. Koshlong Lake is a Canadian Shield waterbody with huge bedrock outcroppings & large pines of which you'll see both here at this property. Ready for your dream "cottagy cottage"?? Come view this one today!**

Directions: **Glamorgan Road to Telephone Bay Road to Sapphire Drive to Shoal Drive to 1142**

Interior Features

Interior Features: **Main Floor Laundry, Smoke Detector, Upgraded Insulation, Washer/Dryer Hookup, Winterized**
 Basement: **None/ None/**
 Heat Primary/Sec: **Airtight Stove, Baseboard, Woodstove/**
 HVAC: **None**
 Under Contract \$:
 Under Contract/Rental Items: **None**

Fireplace:
 Foundation: **Piers**
 UFFI: **No**
 Furnace Age:
 Plumbing Age:

Exterior Features

Add'l Monthly Fees:
 Lot Shape: **Irregular**
 Exterior Finish: **Wood**
 Restrictions: **None**
 Services: **Cell Service, Electricity**
 Topography: **Level, Partially Cleared, Rocky, Rolling, Terraced, Wooded/Treed**
 Roofing: **Asphalt**
 Water/Supply Type: **Other/ Lake/River**
 Water Treatment: **Sediment Filter, UV System**
 Exterior Features: **Deck(s), Porch-Enclosed, Privacy**
 Other Structures: **Shed**
 Site Influences: **Beach, Golf, Hospital, Shopping Nearby, Skiing, Trails**

Exposure: **North**
 Lot Irregularities:
 Pool: **None**
 FH Common Fee:
 Alternative Power:
 Yr Roof Surface Replaced:
 Sewage: **Septic**

Inclusions/Exclusions

Inclusions: **Other See Schedule under Documents**

Exclusions: **See Schedule under Documents**

Tax Information

Roll#: **460190200080000**
 Pin#: **392680114**
 Assessment \$/Year: **\$342,000/2020**
 Legal Description: **LT 8 PL 464; PT RDAL IN FRONT OF LT 17 CON 13 GLAMORGAN CLOSED BY H233181; PT LT 17 CON 13 GLAMORGAN PT 1 & 2 19R7048; HIGHLANDS EAST**

Local Improve Fee/Comments /
 Zoning: **LSR**
 Survey/Year: **Yes 2001**
 Taxes/Year: **\$2,907/ 2020**
 Survey Type: **Boundary Only**

Rooms

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Kitchen	M	10'x9'6"	
Dining Room	M	19'x13'8"	Walkout to Balcony/Deck
Living Room	M	16'6"x16'3"	Walkout to Balcony/Deck
Sunroom	M	12'x12'	
Master Bedroom	M	9'4"x9'2"	
Bedroom	M	10'4"x10'	
Bedroom	M	7'5"x6'5"	
Bathroom	M	7'8"x5'8"	3-Piece
Foyer	M	6'7"x6'3"	
Laundry Room	M	7'4"x2'4"	

RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439

Client Full Report

Date Printed: 07/02/2020

Prepared By: VINCE DUCHENE, Broker

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