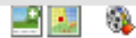


Eagle Lake, ON KOM 1M0
Haliburton County/ Dysart Et Al/ Guilford

Active

\$719,000MLS#: **205335**
List Date: **03/11/2020**Bedrooms (AG/BG): **3 (3/0)**
Bathrooms (F/H): **2 (2/0)**Type: **Detached**
Style: **Bungalow**
Sqft Above Grade: **1,520**
Sq Ft Finished: **1,520**
Sq Ft Source: **LBO provided**
New Construction: **No**
Title/Ownership: **Freehold**Sqft Below Grade: **0**
Sq Ft. UnfinishedFronting On: **South**
Lot Front: **95.80**
Road Access Fee:# Rooms: **10**
Recreational: **Yes**
Year Built/Desc: **0/ Completed / New**
Lot Depth: **0.5-0.99 Acres/ 0.70**
Lot Size/Acres: **0.5-0.99 Acres/ 0.70**Access: **Year Round**Driveway Spaces/Type: **5/ Private Double Wide/ Gravel**Waterfront: **Yes**WF Exposure: **South East**WF Type/Name: **Lake/ Moose**Shore Rd Allowance: **Not Owned**WF Frontage Ft: **95**WF Features: **Beach, Dock**Shore Line: **Sandy, Shallow**

Leased Land Fee:

1 / 31



Public Remarks: **Absolutely one of the nicest pieces of land you'll find for kids & families. Level lot right to the water from the parking area to a shallow, sandy beach walk in area & total privacy starts things off. A southwest exposure, view of Sir Sam's Ski Area on the horizon & full year round access are bonuses as well. The BIG BONUS is a newly completed renovation including both baths, floors throughout, fresh paint, new appliances plumbing & light fixtures are new & new septic tank just installed...basically you are walking into an almost brand new building. The design lends itself to the lot as well with bright open concept, huge windows, a fabulous glassed in sun room & huge deck has all glass panels to take in the front yard. This area is perfect for kids and playing on the front lawn but also is very private with trees and shrubs from the lake so you have privacy. Finish it off with a very popular 2 lake chain (Moose connects to Eagle Lake) and Eagle Lake Country Market!**

Directions: **From Hwy 118 take Haliburton of Eagle Lake road to Parsons Road to #1374 and signs.**

Interior Features

Interior Features:	Built-In Appliances, Cathedral Ceiling, Main Floor Laundry, Water Heater Owned, Winterized
Basement:	Crawl Space/ None/ Separate Entrance
Heat Primary/Sec:	Baseboard/ Airtight Stove, Wood
HVAC:	None
Under Contract \$:	
Under Contract/Rental Items:	None
Lease To Own Equip:	None
Fireplace:	
Foundation:	Concrete Block, Perimeter Wall
LFFI:	No
Furnace Age:	
Plumbing Age:	
Oil Tank Age:	

Exterior Features

Add'l Monthly Fees:		Exposure:	South West	Pool:	None	FH Common Fee:	
Lot Shape:	Irregular	Lot Irregularities:					
Exterior Finish:	Wood						
Restrictions:	None						
Services:	Cell Service, Electricity						
Topography:	Level, Partially Cleared, Sloping, Wooded/ Treed			Alternative Power:			
Roofing:	Asphalt			W/ Roof Surface Replaced:			
Water/Supply Type:	Other/ Lake/River			Sewage:	Septic		
Water Treatment:	Sediment Filter, UV System						
Exterior Features:	Deck(s), Porch-Enclosed, Privacy, Year-Round Living						
Site Influences:	Beach, Landscaped, Shopping Nearby, Skiing, Trails						
Schools:	Stuart Baker Elementary JHES HHSS						

Inclusions/Exclusions

Inclusions: **Dishwasher, Dryer, Refrigerator, Stove, Washer**

Exclusions: **None**

Tax Information

Roll#:	46240400099919	Local Improve Fee/Comments /	
Pin#:	391450300	Zoning:	WR4
Assessment \$/Year:	\$471,250/2019	Survey/Year:	No 1968
Legal Description:	Lt 41 Pl 483 Except Pt 1 19R1028; Dysart Et Al	Taxes/Year:	\$3,264/ 2018
		Survey Type:	Available

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
Foyer	M	8'x6'	
Kitchen	M	15'x8'	
Dining Room	M	11'2"x10'	
Living Room	M	18'9"x13'8"	
Sunroom	M	19'8"x9'6"	Walkout to Balcony/Deck
Master Bedroom	M	14'x13'	
Ensuite	M	7'9"x5'	4-Piece
Bedroom	M	11'9"x9'6"	
Bedroom	M	11'4"x9'6"	
Bathroom	M	8'7"x5'9"	4-Piece