

**1420 SALMON LAKE ROAD**

**Residential/ Single Family/ For Sale Price: \$829,900.00**

**Gooderham, ON K0M 1R0**

**Active**

**Peterborough County/ Trent Lakes (Muni)/ Galway / Cavendish Township**



MLS@#: **265897**  
 List Date: **10-Jun-2020**  
 Bedrooms (AG/BG): **2 ( 2/ 0)**  
 Bathrooms (F/H): **1 ( 1/ 0)**  
 Type: **Detached**  
 Style: **Bungalow**  
 Sqft Above Grade: **912**  
 Sq Ft Finished: **1,824**  
 Sq Ft Source: **LBO provided**  
 Sqft Below Grade: **912**  
 Sq Ft. Unfinished:  
 New Construction: **No**  
 Title/Ownership: **Freehold**  
 # Rooms: **11**  
 Recreational: **Yes**  
 Year Built/Desc: **2013/ Completed / New**  
 Fronting On: **North**  
 Lot Front: **2,000.00**  
 Lot Depth:  
 Road Access Fee: **75-99.99 Acres/ 95.70**  
 Access: **Year Round**  
 Driveway Spaces/Type: **10/ Private Triple+ Wide/ Gravel**  
 Waterfront: **Yes**  
 WF Exposure: **North West**  
 WF Type/Name: **Lake/ Fortesque**  
 Shore Rd Allowance: **Not Owned**  
 WF Frontage Ft: **2,000**  
 WF Features: **Beach, Dock**  
 Shore Line: **Natural , Sandy, Shallow**  
 Leased Land Fee:

1 / 43 Newly Built in 2013

Public Remarks: **Attention anyone looking for Acreage/Waterfront/Year Round Cottage or Home!!! Fortesque Lake is a deep Canadian Shield lake on the south border of Haliburton County & the north border of Peterborough County. This 95 acre parcel has a year round cottage/home built in 2013 on it with over 2,000' of shoreline on Fortesque Lake and the river leading in to White Lake. ATV trails, hiking trails, great fishing, snowmobile trails close by and so much more are offered at this fabulous location. The quality built main building is cozy and modern with a full walkout basement, 2 decks and a huge rec room, so much to offer!!! Other buildings include a separate guest cabin, cocktail house near the lake and storage shed all on a very level area that would take up approximately 3 acres. Outdoor fire pit areas, gentle slope to the dock, very well treed are all present here including a winters worth of cut and split firewood!!! So much to tell and not enough words. Watch the video to be awestruck!**

Directions: **FROM GOODERHAM--Contau Lake Road to Fortesque Lake Road to Salmon Lake Road to SOP....FROM HIGHWAY 507 take Salmon Lake Road to SOP**

**Interior Features**

Interior Features: **Carbon Monoxide Detector, Smoke Detector, Winterized**  
 Basement: **Full/ Fully Finished/ Walk-Out**  
 Heat Primary/Sec: **Baseboard/ Airtight Stove**  
 HVAC: **Air Exchanger**  
 Under Contract \$:  
 Under Contract/Rental Items: **None**  
 Lease To Own Equip: **None**  
 Accessibility:  
 Foundation: **Concrete Block**  
 UFFI: **No**  
 Furnace Age:  
 Plumbing Age: **2013**  
 Oil Tank Age:  
 Wiring Age: **2013**

**Exterior Features**

Add'l Monthly Fees:  
 Lot Shape: **Irregular**  
 Exposure: **North West**  
 Pool: **None**  
 Exterior Finish: **Wood**  
 Lot Irregularities:  
 Restrictions: **Niagara Esc. Commission**  
 Services: **Cell Service, Electricity, Internet High-Speed, Telephone**  
 Topography: **Hilly, Level, Marsh, Partially Cleared, Rocky, Rolling, Wetlands**  
 Alternative Power:  
 Roofing: **Metal**  
 Yr Roof Surface Replaced:  
 Water/Supply Type: **Well/ Drilled Well, Dug Well**  
 Sewage: **Septic**  
 Water Treatment: **Sediment Filter**  
 Exterior Features: **Balcony, Deck(s), Privacy, Year-Round Living**  
 Other Structures: **Bunkhouse, Shed, Other (see Remarks)**  
 Site Influences: **Beach, River/Stream, Trails**

**Inclusions/Exclusions**

Inclusions: **Other See Schedule D under Documents or at LBO**

Exclusions: **See Schedule D under Documents or at LBO**

**Tax Information**

Roll#: **154202010419600**  
 Pin#: **293190058**  
 Local Improve Fee/Comments / Zoning: **SEE TWP**  
 Taxes/Year: **\$4,826/ 2019**

Assessment \$/Year: **\$630,000/2019** Survey/Year: **No** Survey Type:  
Legal Description: **PT LT 3-4 CON 18 CAVENDISH AS IN R691635; S/T R691635; GAL-CAV AND HAR**

**Rooms**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Features</u>
<b>Kitchen</b>	2	<b>11'6"x10'6"</b>	
<b>Dining Room</b>	2	<b>11'6"x10'6"</b>	<b>Walkout to Balcony/Deck</b>
<b>Living Room</b>	2	<b>11'6"x10'6"</b>	<b>Walkout to Balcony/Deck</b>
<b>Foyer</b>	2	<b>11'8"x9'9"</b>	
<b>Master Bedroom</b>	2	<b>11'8"x11'</b>	
<b>Bathroom</b>	2	<b>11'4"x6'</b>	<b>4-Piece</b>
<b>Recreation Room</b>	LAG	<b>32'6"x12'9"</b>	<b>Walkout to Balcony/Deck</b>
<b>Bedroom</b>	LAG	<b>11'8"x9'</b>	
<b>Laundry Room</b>	LAG	<b>5'x9'</b>	
<b>Foyer</b>	LAG	<b>9'8"x9'4"</b>	
<b>Utility</b>	LAG	<b>11'x9'</b>	

**RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439**

**Client Full Report**

**Date Printed: 06/11/2020**

**Prepared By: VINCE DUCHENE, Broker**

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**Loaded by The Lakelands**

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