

4607 ELEPHANT LAKE Road, Harcourt, Ontario K0M 1M1

Listing



Client Full
Active / Residential

[4607 ELEPHANT LAKE Rd Harcourt](#)

MLS®#: 40421679
Price: \$799,900

Haliburton/Dysart et al/Harcourt

Bungalow/House



Water Body: **Benoir Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main	3	1	1

Beds (AG+BG): **3 (3 + 0)**
 Baths (F+H): **1 (1 + 0)**
 SF Fin Total: **840**
 AG Fin SF Range: **501 to 1000**
 AG Fin SF: **840/LBO provided**
 DOM/CDOM: **5/5**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$1,679.80/2022**



1 / 47



Remarks/Directions

Public Rmks: **You've found it! Your first family cottage located on Benoir Lake, which is part of the 3 lake chain including Elephant an Baptiste lakes offering over 35 km of boating, fabulous fishing and more. Travel upstream by canoe or kayak into Algonquin Park or take the kids to the horseback riding table just up the road and if you are an ATV or snowmobile person the groomed trails are right there! Now add a 3 bedroom cottage with a new kitchen and bath on a perfectly level lot with sand beach and you have that cottage atmosphere so many long for. Large majestic pines envelope the property and we'll even throw in a large storage shed! Coming fully furnished including all new appliances in 2021, fully WETT certified woodstove in 2022 and so much more. Ca today to view!**

Directions: **Highway 503 to Highway 648 to Elephant Lake Road (Harcourt, Ontario) to #4607 and SOP**

Common Elements

Waterfront

Features: **Other**
 Dock Type: **None**
 Shoreline: **Sandy, Shallow**
 Shore Rd Allow: **Not Owned**
 Channel Name:
 Boat House:
 Frontage: **118.00**
 Exposure: **East**
 Island Y/N: **No**

Exterior

Structure

Exterior Feat: **Deck(s), Fishing, Recreational Area**
 Construct. Material: **Wood**
 Shingles Replaced:
 Year/Desc/Source: **//**
 Foundation: **Piers**
 Roof: **Fiberglass Shingle**
 Prop Attached: **Detached**
 Apx Age: **51-99 Years**

Site

Property Access: **Year Round Road**
 Other Structures: **Shed, Storage**
 Pool Features: **None**
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces:
 Parking Level/Unit:
 Water Source: **Lake/River**
 Lot Size Area/Units: **1.477/Acres**
 Lot Front (Ft): **118.00**
 Location: **Rural**
 Driveway Spaces: **10.0**
 Parking Assigned:
 Water Tmnt: **None**
 Acres Range: **0.50-1.99**
 Lot Depth (Ft): **625.00**
 Lot Irregularities:
 Rd Acc Fee:
 Winterized: **Partially Winterized**
 Garage Spaces:
 Licen Dwelling: **Yes**
 Sewer: **Septic**
 Acres Rent:
 Lot Shape: **Rectangular**
 Land Lse Fee:

Surrounding Area

Area Influences: **Beach, School Bus Route, Trails**
 View: **Lake, Trees/Woods**
 Topography: **Flat, Level, Partially Cleared, Wooded/Treed**
 Restrictions: **None**
 Retire Com: **No**
 Fronting On: **East**
 Exposure: **East**

School District: **Trillium Lakelands District School Board**
High School: **Haliburton Highlands Secondary School**
Elementary School: **JD Hodgson Elementary School**

[Interior](#)

Features and Access

Interior Feat: **Ceiling Fans, Water Heater Owned**
Basement: **None** Basement Fin:
Laundry Feat: **None**

Heating/Cooling/Fixtures

Cooling: **Ductless**
Heating: **Airtight Stove, Woodstove, Other**

Under Contract: **None**

Contract Cost/Mo:

Inclusions: **Refrigerator**
Add Inclusions: **See Schedule D**

Exclusions: **See Schedule D**

Furnace Age:

Tank Age:

UFFI: **No**

[Property Information](#)

Common Elem Fee: **No**
Legal Desc: **Lot 16, Plan 499, Harcourt Township**
Zoning: **WR4**
Assess Val/Year: **\$243,000/2023**
PIN: **391550145**
ROLL: **462403000066300**
Possession/Date: **1 - 29 Days/**

Local Improvements Fee:

Survey: **Up-to-date/ 2000**
Hold Over Days: **0**
Occupant Type: **Vacant**

Deposit: **\$40,000**

[Brokerage Information](#)

List Date: **05/18/2023**

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: 05/23/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix
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Property Type is 'Residential'

Standard Status is one of 'Active', 'Conditional'

Street Name is like 'elephant*'


Ordered by Mls Status, Current Price

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Previous Next · 1 of 1 · Checked 0 · All · None

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Rooms

MLS®#: 40421679

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	12' 5" X 12' 0"	3.78 X 3.66	
Dinette	Main	12' 5" X 12' 0"	3.78 X 3.66	
Kitchen	Main	15' 9" X 12' 0"	4.80 X 3.66	
Bedroom	Main	12' 7" X 10' 0"	3.84 X 3.05	
Bedroom	Main	11' 0" X 8' 0"	3.35 X 2.44	
Bedroom	Main	9' 0" X 8' 0"	2.74 X 2.44	
Bathroom	Main	10' 0" X 5' 0"	3.05 X 1.52	3-Piece

Public Listing Links

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