

# 11 WOODWORTH Drive, Coboconk, Ontario K0M 1A0

Client Full  
**Active / Residential**

**11 WOODWORTH Dr Coboconk**

Listing ID: 40658995  
 Price: **\$1,399,000**



## Kawartha Lakes/Kawartha Lakes/Somerville (Twp)

**2 Storey/House**



Water Body: **Four Mile Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Main		<b>1</b>	<b>1</b>
Second	<b>3</b>	<b>1</b>	

Beds (AG+BG): **3 (3 + 0)**  
 Baths (F+H): **2 (1 + 1)**  
 SF Fin Total: **1,753**  
 AG Fin SF Range: **1501 to 2000**  
 AG Fin SF: **1,753/LBO provide**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$5,875.00/2024**

### Remarks/Directions

Public Rmks: **This is a remarkably beautiful Four Mile Lake property that has been thoughtfully designed to be enjoyable in every season. The large, level 1.6 acre lot with 145 ft of west-facing waterfront provides exquisite privacy, smooth granite outcroppings and a wonderful sense of connection to the natural surroundings. The lovely cottage has had \$200,000 in recent upgrades, including a new Waterloo Biofilter septic system (2017), heat pump/furnace (2018), well and water treatment systems (2019/2020), and numerous cosmetic enhancements. The living, dining, kitchen and powder rooms are on the main level, along with a wrap-around deck and a very spacious sun room in a woodland setting with new vinyl/screened stacking windows. Three bedrooms including the Primary and a luxurious 4 pc bathroom are on the upper level, and a finished loft provides extra living space. The waterfront studio is also spectacular, with an expansive seasonal living area on the upper level, a lakeside sitting room on the lower level for perfect sunset viewing, and a spacious storage room with a newly installed ECO toilet. Most furniture, which is of exceptional quality, is included.**

Directions: **County Road 44 (Burnt River Road) to Island Drive to Hemlock Drive to Woodworth Drive.**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Other**  
 Dock Type: **Private Docking** Boat House:  
 Shoreline: **Natural, Soft Bottom** Frontage: **145.00**  
 Shore Rd Allow: **None** Exposure: **West**  
 Channel Name: Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Other</b>	<b>1</b>			<b>No</b>

### Exterior

Exterior Feat: **Deck(s), Seasonal Living** Roof: **Asphalt Shingle**  
 Construct. Material: **Wood** Prop Attached: **Detached**  
 Shingles Replaced: Foundation: **Concrete Block** Apx Age: **31-50 Years**  
 Year/Desc/Source: // Other Structures: **Shed, Other** Rd Acc Fee:  
 Property Access: **Public Road** Winterized: **Fully Winterized**  
 Other Structures: **Shed, Other** Garage & Parking: **Private Drive Single Wide**  
 Garage & Parking: **Private Drive Single Wide** Parking Spaces: **5** Driveway Spaces: **5.0** Garage Spaces:  
 Parking Spaces: **5** Services: **Garbage/Sanitary Collection, High Speed Internet**  
 Services: **Garbage/Sanitary Collection, High Speed Internet** Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter, Water Softener** Sewer: **Septic**  
 Water Source: **Drilled Well** Water Tmnt: **Iron/Mineral Filter, Water Softener** Sewer: **Septic**  
 Well Cap Gall/Min: **10** Well Depth Ft: **139** Acres Rent:  
 Lot Size Area/Units: **1.600/Acres** Acres Range: **0.50-1.99** Lot Shape: **Irregular**  
 Lot Front (Ft): **145.00** Lot Depth (Ft): **420.00** Land Lse Fee:  
 Location: **Rural** Lot Irregularities: Area Influences: **Trails** Retire Com:  
 Area Influences: **Trails** View: **Lake** Fronting On: **West**  
 View: **Lake** Topography: **Level, Wooded/Treed** Exposure: **West**  
 Topography: **Level, Wooded/Treed** Restrictions: **None**

### Interior

Interior Feat: **Ceiling Fans, Skylight, Water Heater Owned, Water Softener, Water Treatment**  
 Basement: **Crawl Space** Basement Fin: **Unfinished**  
 Laundry Feat: **Main Level**  
 Cooling: **Central Air**  
 Heating: **Forced Air-Propane, Heat Pump, Propane**  
 Fireplace: **1/Living Room, Wood** FP Stove Op: **Yes**  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Refer to Schedule C**

Exclusions: **Refer to Schedule C**

### Property Information

Common Elem Fee: **No**  
Legal Desc: **LT 10 PL 563 CITY OF KAWARTHA LAKES**  
Zoning: **RR3**  
Assess Val/Year: **\$533,000/2024**  
PIN: **631201160**  
ROLL: **165131002076116**  
Possession/Date: **Other/**  
Possession Rmks: **Flexible**

Local Improvements Fee:  
Survey: **Boundary Only/ 1977**  
Hold Over Days: **90**  
PIN 2:  
Occupant Type: **Owner**  
Deposit: **\$75,000.00**

### Brokerage Information

List Date: **10/07/2024**  
List Brokerage: **[Kawartha Waterfront Realty](#)**

Source Board: Barrie and District Association of REALTORS®  
Prepared By: David Donais, Broker  
Date Prepared: 10/07/2024

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### Listing ID: 40658995

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
<b>Living Room</b>	<b>Main</b>	<b>20' 6" X 11' 7"</b>	<b>6.25 X 3.53</b>	
<b>Kitchen</b>	<b>Main</b>	<b>12' 0" X 11' 8"</b>	<b>3.66 X 3.56</b>	
<b>Dining Room</b>	<b>Main</b>	<b>8' 3" X 13' 8"</b>	<b>2.51 X 4.17</b>	
<b>Sunroom</b>	<b>Main</b>	<b>22' 9" X 11' 7"</b>	<b>6.93 X 3.53</b>	
<b>Laundry</b>	<b>Main</b>	<b>8' 3" X 9' 6"</b>	<b>2.51 X 2.90</b>	
<b>Bathroom</b>	<b>Main</b>	<b>4' 10" X 6' 0"</b>	<b>1.47 X 1.83</b>	<b>2-Piece</b>
<b>Foyer</b>	<b>Main</b>	<b>11' 10" X 7' 7"</b>	<b>3.61 X 2.31</b>	
<b>Bedroom Primary</b>	<b>Second</b>	<b>16' 9" X 11' 6"</b>	<b>5.11 X 3.51</b>	
<b>Bedroom</b>	<b>Second</b>	<b>8' 5" X 11' 7"</b>	<b>2.57 X 3.53</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13' 7" X 9' 7"</b>	<b>4.14 X 2.92</b>	
<b>Bathroom</b>	<b>Second</b>	<b>8' 4" X 11' 11"</b>	<b>2.54 X 3.63</b>	<b>4-Piece</b>
<b>Loft</b>	<b>Third</b>	<b>28' 10" X 11' 3"</b>	<b>8.79 X 3.43</b>	

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