

125 SUGARBUSH Crescent, Lakehurst, Ontario K0L 1J0

Client Full
Active / Residential

125 SUGARBUSH Cr Lakehurst

Listing ID: 40585806
Price: \$1,399,000



Peterborough/Trent Lakes/Galway/Cavendish Township
Bungalow Raised/House

Water Body: **Pigeon Lake**
Type of Water: **Lake**

	Beds	Baths	Kitch
Basement	1	1	
Main	2	1	1

Beds (AG+BG): **3 (2 + 1)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,980**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,065/LBO provided**
BG Fin SF: **915/LBO provided**
Tot Unfin SF: **59**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,383.00/2023**

Remarks/Directions

Public Rmks: This immaculately maintained lake house resides on one of the most exceptional lots on the east shore of Pigeon Lake. The substantial 0.93 acre lot is fully utilized with enjoyable outdoor living areas, highlighted by 100 ft of west-facing waterfront with 8 ft of depth off the end of the dock. The waterside patio alongside the armour stone shoreline provides a perfect platform to toast sunsets and enjoy the vistas to undeveloped Boyd Island. There is a gentle slope up from the waterfront to the house, interspersed with mature trees that provide excellent privacy and dappled light to the low-maintenance woodland plants. There are lovely stone borders, paths and patios around the home, and the roadside yard has plenty of level lawn for games as well as a firepit, a child-friendly bunkie and a garage/carport. The 3 bedroom/2 bathroom home provides almost 2,000 sq ft of living area on two levels. The main floor living and dining area are open-concept, highlighted by a wood burning fireplace insert and a walk-out to a deck that affords very private lake views enhanced by the carefully trimmed trees. The lower-level has a family room with a propane fireplace and walk-out to a flagstone patio, as well as a bedroom, office, and a bathroom. A 32 ft marine rail boat house in excellent condition along with a low maintenance tower dock is perfect for a sizeable boat that can take advantage of the many miles of lock-free boating on this five-lake section of the Trent-Severn Waterway. The property is accessed by a municipally maintained road and is an easy drive from the GTA.

Directions: County Road 37 (Lakehurst Rd) to Flynns Road to Barcroft Road to Sugarbush Crescent

Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**
Waterfront Features: **Trent System**
Dock Type: **Private Docking** Boat House: **Dry Boathouse - Single**
Shoreline: **Deep** Frontage: **100.00**
Shore Rd Allow: **None** Exposure: **West**
Channel Name: Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s), Patio(s)** Roof: **Asphalt Shingle**
Construct. Material: **Aluminum Siding, Cedar, Stone** Foundation: **Concrete Block** Prop Attached: **Detached**
Shingles Replaced: Year/Desc/Source: // Winterized: **Fully Winterized**
Property Access: **Municipal Road** Garage Spaces: **1.0**
Other Structures: **Shed** Garage & Parking: **Detached Garage//Carport Parking, Private Drive Single Wide**
Garage & Parking: **8** Driveway Spaces: **6.0** Parking Spaces: **8**
Services: **High Speed Internet**
Water Source: **Drilled Well** Water Tmnt: **Reverse Osmosis, UV System, Water Softener** Sewer: **Septic**
Well Cap Gall/Min: **6** Well Depth Ft: **60**
Lot Size Area/Units: **0.929/Acres** Acres Range: **0.50-1.99**
Lot Front (Ft): **100.00** Lot Depth (Ft): **402.00** Lot Shape: **Rectangular**
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond**
View: **Lake**
Topography: **Sloping** Retire Com:
Restrictions: **None** Fronting On: **West**
Exposure: **West**

Interior

Interior Feat: **Ceiling Fans, Central Vacuum, Water Heater Owned, Water Softener, Workshop**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Out**
Laundry Feat: **In Basement, Sink**
Cooling: **Central Air**
Heating: **Fireplace-Propane, Fireplace-Wood, Forced Air-Propane**
Fireplace: **2/Family Room, Fireplace Insert, Living Room, Propane** FP Stove Op: **Yes**
Under Contract: **Propane Tank** Contract Cost/Mo:

Inclusions: **Dishwasher, Dryer, Garage Door Opener, Hot Water Tank Owned, Microwave, Refrigerator, Satellite Dish, Stove, Washer, Window Coverings**
 Add Inclusions: **Upright freezer, water softener, reverse osmosis unit, UV system, lake water pump in boathouse and lines up to the garage with three hose outlets.**
 Exclusions: **Furniture and furnishings, stained glass work bench in Laundry.**

Property Information

Common Elem Fee: No	Local Improvements Fee:
Legal Desc: LT 4 PL 39 HARVEY; GAL-CAV AND HAR	Survey: Boundary Only/ 1969
Zoning: Shoreline Residential	Hold Over Days: 90
Assess Val/Year: \$481,000/2024	Occupant Type: Owner
PIN: 283530072	Deposit: \$70,000.00
ROLL: 154201000150404	
Possession/Date: Flexible/	

Brokerage Information

List Date: **05/09/2024**
 List Brokerage: [**Kawartha Waterfront Realty**](#) 

Source Board: Barrie and District Association of REALTORS®
 Prepared By: David Donais, Broker
 Date Prepared: 05/09/2024

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Living Room	Main	11' 2" X 16' 0"	3.40 X 4.88	
Dining Room	Main	8' 8" X 11' 2"	2.64 X 3.40	
Kitchen	Main	8' 10" X 11' 2"	2.69 X 3.40	
Breakfast Room	Main	11' 2" X 11' 5"	3.40 X 3.48	
Bedroom Primary	Main	11' 2" X 13' 5"	3.40 X 4.09	
Bedroom	Main	9' 9" X 13' 5"	2.97 X 4.09	
Bathroom	Main	4' 9" X 10' 1"	1.45 X 3.07	4-Piece
Family Room	Basement	10' 7" X 26' 9"	3.23 X 8.15	
Office	Basement	7' 3" X 8' 6"	2.21 X 2.59	
Bathroom	Basement	7' 0" X 4' 7"	2.13 X 1.40	3-Piece
Laundry	Basement	16' 5" X 9' 11"	5.00 X 3.02	
Utility Room	Basement	7' 6" X 10' 9"	2.29 X 3.28	
Bedroom	Basement	8' 8" X 10' 1"	2.64 X 3.07	
Cold Room	Basement	4' 5" X 13' 3"	1.35 X 4.04	

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