

127 SUGARBUSH Crescent, Lakehurst, Ontario K0L 1J0

Client Full
Active / Residential

127 SUGARBUSH Cr Lakehurst

Listing ID: 40649705
Price: \$1,798,000



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

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

	Beds	Baths	Kitch
Basement	2	1	
Main	1	2	1

Beds (AG+BG): **3 (1 + 2)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **1,978**
AG Fin SF Range: **501 to 1000**
AG Fin SF: **921/LBO provided**
BG Fin SF: **1,057/LBO provided**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,601.00/2023**

Remarks/Directions

Public Rmks: **This year-round cottage/home has been comprehensively renovated down to the studs by the owner, a builder/carpenter who has lavished attention on the home during his 11 years of ownership. The property resides on an exceptionally desirable section of Pigeon Lake that features deep water off the dock, pure western exposure, and excellent vistas across to undeveloped Boyd Island. The large 0.94 acre lot is gently sloping, well treed, extremely private and low maintenance. The 3 bedroom/3 bathroom home provides just under 2,000 sq ft of living area on two levels. The main floor has vaulted ceilings and engineered hardwood flooring throughout, and each of the living, dining and extra spacious Primary have walk-outs to an expansive wrap-around deck with a gorgeous peaked roof at the centre. The lower level features a rec room with a granite fireplace and wood-burning insert, two bedrooms, a bathroom, and a sunroom with a walk-out to an iron-fenced dog run. A new septic system was installed in 2014. There are two docks at the waterfront and a marine-rail boat house that can house wide-beamed boats up to 20 ft in length, perfect for taking 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 a paved driveway leads to the parking area and a double garage. The property is being sold turn-key with most furniture included.**

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 Features: **Marine Rail**
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), Porch** Roof: **Asphalt Shingle**
Construct. Material: **Wood** Prop Attached: **Detached**
Shingles Replaced: Foundation: **Block** Apx Age: **31-50 Years**
Year/Desc/Source: // Rd Acc Fee:
Property Access: **Municipal Road** Winterized: **Fully Winterized**
Other Structures: **Detached Garage//Private Drive Single Wide//Asphalt Driveway**
Garage & Parking: **6** Driveway Spaces: **4.0** Garage Spaces: **2.0**
Parking Spaces: **High Speed Internet**
Services: **UV System, Water Softener** Sewer: **Septic**
Water Source: **Drilled Well** Water Tmnt: **UV System, Water Softener** Sewer: **Septic**
Lot Size Area/Units: **0.940/Acres** Acres Range: **0.50-1.99** Acres Rent:
Lot Front (Ft): **100.00** Lot Depth (Ft): **407.00** Lot Shape: **Rectangular**
Location: **Rural** Lot Irregularities:
Area Influences: **Lake/Pond** Land Lse Fee:
View: **Lake** Retire Com:
Topography: **Sloping** Fronting On: **West**
Restrictions: **None** Exposure: **West**

Interior

Interior Feat: **Built-In Appliances, Ceiling Fans, Water Heater Owned, Water Softener, Water Treatment**
Security Feat: **Alarm System**
Basement: **Full Basement** Basement Fin: **Fully Finished**
Basement Feat: **Walk-Out**
Laundry Feat: **In Basement**
Cooling: **Central Air**
Heating: **Baseboard, Fireplace-Wood, Oil Forced Air**
Fireplace: **1/Fireplace Insert, Rec Room, Wood** FP Stove Op: **Yes**
Inclusions: **Dishwasher, Dryer, Furniture, Hot Water Tank Owned, Refrigerator, Stove, Washer, Window Coverings**
Add Inclusions: **docks, portable generator**
Exclusions: **Wall art, decor, wood carvings.**

Property Information

Common Elem Fee: **No**
Legal Desc: **LT 5 PL 39 HARVEY; GAL-CAV AND HAR**
Zoning: **Shoreline Residential**
Assess Val/Year: **\$505,000/2024**
PIN: **283530071**
ROLL: **154201000150405**
Possession/Date: **Flexible/**

Local Improvements Fee:
Survey: **Boundary Only/ 1969**
Hold Over Days: **90**
PIN 2:
Occupant Type: **Owner**
Deposit: **\$75,000.00**

Brokerage Information

List Date: **09/19/2024**
List Brokerage: **[Kawartha Waterfront Realty](#)**

Source Board: Barrie and District Association of REALTORS®
Prepared By: David Donais, Broker
Date Prepared: 09/19/2024

Information deemed reliable but not guaranteed. CoreLogic Matrix
POWERED by [itsorealestate.ca](https://www.itsorealestate.ca). All rights reserved.

Listing ID: 40649705

Room	Level	Dimensions	Dimensions (Metric)	Room Features
Living Room	Main	17' 7" X 17' 2"	5.36 X 5.23	
Kitchen	Main	17' 4" X 11' 6"	5.28 X 3.51	
Bedroom Primary	Main	17' 4" X 19' 8"	5.28 X 5.99	
Bathroom	Main	6' 8" X 7' 2"	2.03 X 2.18	4-Piece, Ensuite
Bathroom	Main	6' 7" X 3' 7"	2.01 X 1.09	2-Piece
Recreation Room	Basement	19' 11" X 16' 8"	6.07 X 5.08	
Sunroom	Basement	12' 7" X 16' 3"	3.84 X 4.95	
Bedroom	Basement	15' 9" X 9' 1"	4.80 X 2.77	
Bedroom	Basement	7' 4" X 10' 1"	2.24 X 3.07	
Bathroom	Basement	4' 8" X 7' 9"	1.42 X 2.36	3-Piece
Utility Room	Basement	16' 0" X 10' 11"	4.88 X 3.33	

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.