

# 138 HILL Drive, Buckhorn, Ontario K0L 1J0

Client Full  
Active / Residential

**138 HILL Dr Buckhorn**

Listing ID: 40635415

Price: **\$859,000**



## Peterborough/Trent Lakes/Harvey Township

1.5 Storey/House



Water Body: **Lower Buckhorn Lake**

Type of Water: **Lake**

	Beds	Baths	Kitch
Basement		1	
Main	1	1	1
Second	1		

Beds (AG+BG): **2 (2 + 0)**  
 Baths (F+H): **2 (2 + 0)**  
 SF Fin Total: **1,584**  
 AG Fin SF Range: **1001 to 1500**  
 AG Fin SF: **1,084/LBO provide**  
 BG Fin SF: **500/LBO provided**  
 DOM: **0**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$2,733.00/2023**

### Remarks/Directions

Public Rmks: **This year round home or cottage on Lower Buckhorn Lake has been impeccably renovated and furnished to provide a comfortable and aesthetic escape from the stresses of urban life. The cottage is sited on a large and level 0.54 acre lot with 100 ft of south-facing waterfront in a protected and attractive bay featuring classic Buckhorn smooth granite shoreline and islets. The cottage is highlighted by a main living area with high ceilings, floor-to-ceiling windows, wood burning fireplace insert, and a walk-out to a lovely deck. The kitchen with breakfast seating faces the living area, with a dining, sunroom and Primary bedroom just off the living room. The recently renovated loft features a bedroom and a cozy reading room. The lower level has a large Rec room with additional sleeping area, a walk-out to a private covered patio, and a 3 pc bathroom with a laundry room. A waterside bunkie has two additional bedrooms for children and guests. Recent enhancements include a new electrical panel, stove, dishwasher, water pump, sump pumps, and a large dock. The cottage is being sold with most furniture and furnishings included. Services in Buckhorn are within a 5 minute drive, and the property is serviced by a paved municipal road.**

Directions: **County Road 36 to Hill Drive**

### Waterfront

Waterfront Type: **Direct Waterfront** Water View: **Direct Water View**  
 Waterfront Features: **Trent System**  
 Dock Type: **Private Docking** Boat House:  
 Shoreline: **Natural** Frontage: **100.00**  
 Shore Rd Allow: **None** Exposure: **South**  
 Channel Name: Island Y/N: **No**

### Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
<b>Bunkhouse</b>	<b>2</b>			<b>No</b>

### Exterior

Exterior Feat: **Balcony, Deck(s), Patio(s)** Roof: **Asphalt Shingle**  
 Construct. Material: **Wood** Prop Attached: **Detached**  
 Shingles Replaced: **2017** Foundation: **Concrete Block** Apx Age: **51-99 Years**  
 Year/Desc/Source: **1973//Assessor** Other Structures:  
 Property Access: **Municipal Road** Winterized: **Fully Winterized**  
 Garage & Parking: **Detached Garage//Private Drive Single Wide**  
 Parking Spaces: **5** Driveway Spaces: **4.0** Garage Spaces: **1.0**  
 Services: **High Speed Internet**  
 Water Source: **Dug Well** Water Tmnt: **UV System** Sewer: **Septic**  
 Lot Size Area/Units: **0.540/Acres** Acres Range: **0.50-1.99** Acres Rent:  
 Lot Front (Ft): **100.00** Lot Depth (Ft): **217.00** Lot Shape:  
 Location: **Rural** Lot Irregularities:  
 Area Influences: **Lake/Pond** Land Lse Fee:  
 View: **Lake** Retire Com:  
 Topography: **Level** Fronting On: **South**  
 Restrictions: **None** Exposure:

### Interior

Interior Feat: **Ceiling Fans, Sump Pump, Water Heater Owned**  
 Basement: **Partial Basement** Basement Fin: **Partially Finished**  
 Basement Feat: **Walk-Out**  
 Laundry Feat: **In Basement**  
 Cooling: **None**  
 Heating: **Forced Air-Propane**  
 Fireplace: **1/Fireplace Insert, Living Room, Wood** FP Stove Op: **Yes**  
 Under Contract: **Propane Tank** Contract Cost/Mo:  
 Inclusions: **Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove, Washer, Window Coverings**  
 Add Inclusions: **Most furniture, BBQ, snow blower, lawn mower, two water aerators/agitators, docks.**

Exclusions: **Leather chair and ottoman in sunroom, green armchair in basement, all personal items throughout (mostly in basement storage and garage), tools.**

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**Property Information**

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Common Elem Fee: **No**  
Legal Desc: **LT 24 PL 35 HARVEY; GAL-CAV AND HAR**  
Zoning: **Shoreline Residential**  
Assess Val/Year: **\$300,000/2024**  
PIN: **283800107**  
ROLL: **154291030109600**  
Possession/Date: **Flexible/**

Local Improvements Fee:  
Survey: **None/**  
Hold Over Days: **90**  
PIN 2:  
Occupant Type: **Owner**  
Deposit: **\$40,000.00**

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**Brokerage Information**

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List Date: **08/20/2024**  
List Brokerage: **[Kawartha Waterfront Realty](#)** 

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Source Board: Barrie and District Association of REALTORS®  
Prepared By: David Donais, Broker  
Date Prepared: 08/20/2024

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<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>19' 3" X 17' 7"</b>	<b>5.87 X 5.36</b>	
<b>Dining Room</b>	<b>Main</b>	<b>7' 7" X 11' 3"</b>	<b>2.31 X 3.43</b>	
<b>Kitchen</b>	<b>Main</b>	<b>9' 2" X 6' 6"</b>	<b>2.79 X 1.98</b>	
<b>Breakfast Room</b>	<b>Main</b>	<b>10' 4" X 4' 3"</b>	<b>3.15 X 1.30</b>	
<b>Sunroom</b>	<b>Main</b>	<b>10' 1" X 10' 2"</b>	<b>3.07 X 3.10</b>	
<b>Bedroom Primary</b>	<b>Main</b>	<b>9' 7" X 12' 1"</b>	<b>2.92 X 3.68</b>	
<b>Bathroom</b>	<b>Main</b>	<b>5' 6" X 6' 4"</b>	<b>1.68 X 1.93</b>	<b>3-Piece</b>
<b>Storage</b>	<b>Main</b>	<b>4' 5" X 6' 5"</b>	<b>1.35 X 1.96</b>	
<b>Bedroom</b>	<b>Second</b>	<b>9' 5" X 12' 3"</b>	<b>2.87 X 3.73</b>	
<b>Loft</b>	<b>Second</b>	<b>9' 7" X 12' 10"</b>	<b>2.92 X 3.91</b>	
<b>Recreation Room</b>	<b>Basement</b>	<b>25' 9" X 16' 5"</b>	<b>7.85 X 5.00</b>	
<b>Bathroom</b>	<b>Basement</b>	<b>7' 10" X 8' 9"</b>	<b>2.39 X 2.67</b>	<b>3-Piece</b>
<b>Storage</b>	<b>Basement</b>	<b>8' 8" X 12' 0"</b>	<b>2.64 X 3.66</b>	
<b>Utility Room</b>	<b>Basement</b>	<b>4' 4" X 4' 8"</b>	<b>1.32 X 1.42</b>	

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